

## Schedule 1a

### 6. Moving on – implementation and monitoring

#### 6.1 Objectives

6.1.1 The area action plan can only achieve its vision for the successful regeneration of the northern city centre through the effective implementation of its policies and proposals.

6.1.2 This chapter addresses the specific means by which implementation can be achieved. Steps are in hand to set up structures and partnerships, where appropriate, to drive forward the policies and proposals identified in the plan. Consultation with key stakeholders, landowners and others during the preferred options stage has enabled further development of the commitments to implement the proposals of this area action plan.

#### 6.2 Overall responsibility

6.2.1 Norwich City Council will take overall responsibility for the coordinated delivery of the policies and proposals in the area action plan over the plan period to 2016, and will establish appropriate mechanisms and partnerships to deliver its objectives. This is likely to include partnership working with a range of key stakeholders including Norfolk County Council as the responsible highways authority, the Local Strategic Partnership, representing the wider Norwich community, the East of England Development Agency through its support for regeneration initiatives and its funding support, and key local landowners and community interests.

6.2.2 The city council will monitor progress on the plan. Monitoring will also be an important part of the delivery arrangements Review and monitoring is an important element of evidence-based policy development and is a key factor of the “plan, monitor and manage” approach to plan making. Monitoring and review will enable early action to be taken to overcome any barriers to delivery of the Plan’s objectives, policies and proposals. The council will measure the performance of this area action plan against the targets, objectives and policies set out in this document as part of the *Annual monitoring report*. The Council will also consider if it needs further measures to address issues identified through the monitoring process. This may include considering whether it might be appropriate to use compulsory purchase powers if necessary. Monitoring of the Sustainability appraisal will also assess progress of the plan. See appendix 6 for list of indicators.

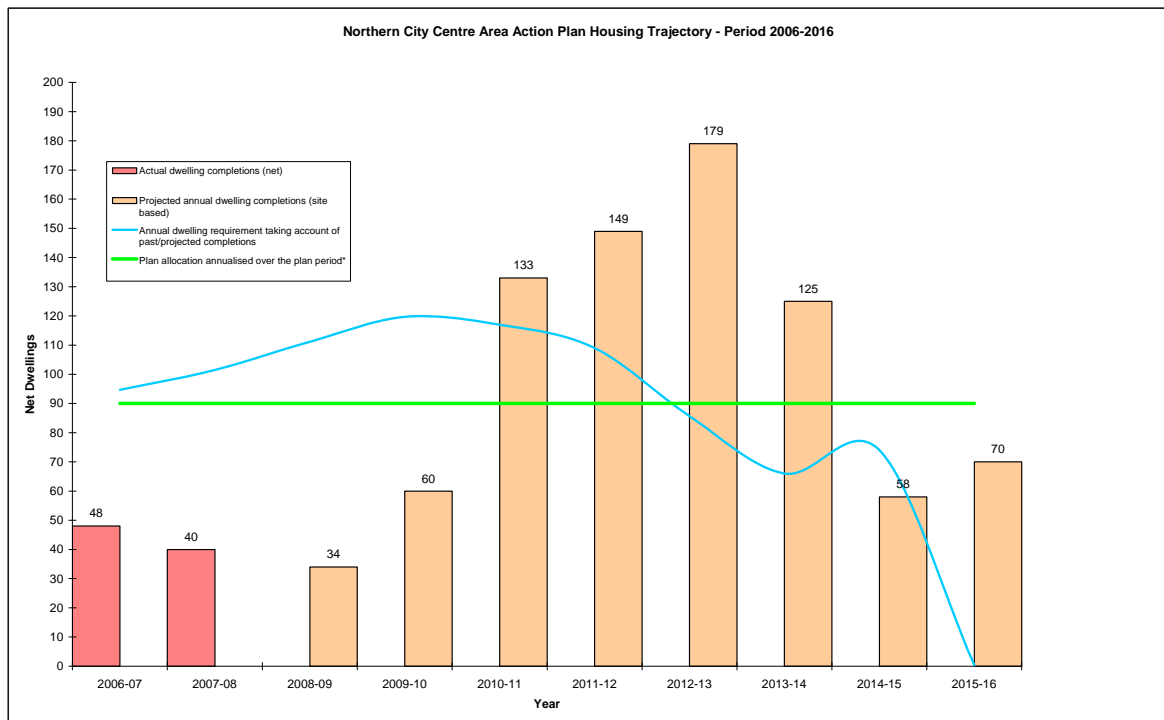
6.2.3 One of the key issues to be kept under review is the level of housing development delivered through the area action plan. The following table summarises the housing proposals of the area

action plan. These targets reflect the present requirements of the Replacement local plan and its Affordable housing supplementary planning document (SPD). Any future revisions to that SPD will be reflected in the affordable housing targets on individual sites when planning applications are made.

**Table 10 Housing Proposals in the area action plan.**

| <b>Policy Ref</b> | <b>Site Name</b>              | <b>No of dwellings proposed</b> | <b>Affordable Housing target</b> |
|-------------------|-------------------------------|---------------------------------|----------------------------------|
| AS1               | Anglia Square                 | 250                             | 75                               |
| WW1               | West of Whitefriars           | 130                             | 39                               |
| SMW1              | St Mary's Works/ House        | 40                              | 12                               |
| SCP1              | St Crispins Road/ Pitt Street | 25                              | 7                                |
| BP1               | Beckham Place                 | 20                              | 0                                |
| OSN1              | The Talk / 114 Oak Street     | 40                              | 12                               |
| OSN2              | 123-161 Oak Street            | 55                              | 17                               |
| OSN3              | Sussex House                  | 15                              | 0                                |
| WN1               | Friars Quay / Colegate        | 15                              | 0                                |
| WN2               | Bulsare Warehouse             | 10                              | 0                                |
| WN3               | Mary Chapman Court            | 40                              | 12                               |
| CG1               | Muspole Street                | 40                              | 12                               |

6.2.4 A housing trajectory diagram showing the proposed rate of development in the plan area is attached at Table 11. The sites contributing to the housing trajectory comprise the opportunity sites allocated within this Plan, additional sites with permission at April 2008 and sites where the principle of development has been accepted by virtue of a previous Local Plan allocation. A full site list appears in Appendix 7. Each site has been individually assessed (with input from the development industry where available), to derive an informed assessment of when and where development is most likely to occur over the plan period and how each site will contribute to meeting the plan's expectation to deliver at least 900 new homes between 2006 and 2016. Table 11 shows that the rate of new housing development is likely to be relatively low in the northern city centre during the next couple of years but should take place at a higher rate from about 2010 onwards, before tailing off towards the end of the plan period.



**Table 11 Northern city centre area action plan Trajectory diagram**

6.2.5 In addition to monitoring the performance of individual policies and proposals in the area action plan, the council will review how the plan is performing against its vision and objectives, and measure its performance against sustainability objectives in order to ascertain its contribution to achieving sustainable development within the Northern city centre.

### **6.3 Responsibility for specific proposals**

- 6.3.1 This section includes an initial implementation plan (at Table 12) for the Northern City Centre. It identifies, for each specific policy and proposal, who will be chiefly responsible for its implementation, an indicative timescale for implementation, and notes on progress made so far. Table 12 is effectively a project management tool that will be further developed and updated to provide 'live' information on all policies and proposals to be delivered through the area action plan.
- 6.3.2 In the main, proposals are dependent upon private sector funding, in the form of contributions identified in Section 106 agreements through the delivery of redevelopment schemes. However, the city council is committed to pursuing any additional funding necessary to deliver the proposals of the plan, where this becomes apparent.
- 6.3.3 This implementation plan aims to standardise the approach to S.106 contributions, to ensure consistency between different developments as to what they can be expected to fund.
- 6.3.4 The improvements required to the public realm throughout the northern city centre are extensive and will require considerable further work to assess feasibility and the optimal means and timing of implementation. It is therefore intended to set up a capital fund for northern city centre public realm improvements, as already referred to in section 4.5 above. This fund will be a means of using pooled S.106 contributions from the developments in the area, together with capital grants from the city council's capital programme and external sources such as New Growth Points funding. The fund will contribute to the improvement of the green infrastructure and open space of the northern city centre.
- 6.3.5 All the policies and proposals set out in Table 12 are considered by the City Council to be necessary for the regeneration of the northern city centre. However some in particular are judged to be critical to the success of the area action plan; these are indicated as critical in the table.

**TABLE 12 IMPLEMENTATION SCHEDULE**

| <b>Policy / Para ref</b> | <b>Policy/ Proposal</b>   | <b>Critical*</b> | <b>Responsibility for Implementing</b>   | <b>Targets for Delivery</b>           | <b>Comments / Progress</b>   |
|--------------------------|---|------------------|--|---------------------------------------|--|
| <b>LU1</b>               | Mixed use development   |                  | Local Planning Authority (City Council); private developers; economic development agencies                               | <u>Throughout plan period to 2016</u> | <u>Ongoing, through development proposals</u>  |
| <b>LU2</b>               | Principle of shopping development; change of use.   |                  | Local Planning Authority (City Council); economic development agencies   | <u>Throughout plan period to 2016</u> | <u>Ongoing, through development proposals</u>  |
| <b>LU3</b>               | Residential development   | *                | Private developers; Local Planning Authority (City Council)  | <u>Throughout plan period to 2016</u> | <u>Ongoing, through development proposals</u>  |
| <b>LU4</b>               | Improved community facilities   |                  | Private developers; Local Planning Authority (City Council)  | <u>Throughout plan period to 2016</u> | <u>Ongoing, through development proposals.</u><br><u>Requires initial feasibility study.</u>   |
| <b>4.3.13</b>            | Affordable housing provision within development   | *                | Developers, City Council (planning and housing authority).   | <u>Throughout plan period to 2016</u> | <u>Ongoing, through development proposals</u>  |
| <b>4.3.18</b>            | Detailed lighting and surveillance schemes  |                  | Private Developers, Norfolk Police Authority, Norwich City Council (Local Planning Authority; Economic Development Unit) | <u>Throughout plan period to 2016</u> | <u>Ongoing, through development proposals</u>  |
| <b>MV1</b>               | New gyratory system for traffic circulation   | *                | Norfolk County Council/ Norwich City Council   | <u>Within short term (2009/11)</u>    | <u>Traffic gyratory scheme has committed Growth Point funding through GNDP. Implementation tied in with Anglia Square development phase 1 (planning permission approved subject to S.106 in Dec 08).</u> |
| <b>MV1</b>               | Environmental improvements in St Augustines Street  | *                | Norfolk County Council/ Norwich City Council   | <u>Within short term (2009/11)</u>    | <u>Traffic gyratory scheme has committed Growth Point funding through GNDP. Implementation tied in with Anglia Square development phase 1 (planning permission approved subject to S.106 in Dec 08).</u> |
| <b>4.4.10</b>            | Monitoring and possible traffic management measure as mitigation for any negative effects |                  | Norfolk County Council/ City Council   | <u>From 2010 on</u>                   | <u>Will be ongoing following implementation of gyratory scheme</u>   |

|               |  |   |  |  |  |
|---------------|--|---|--|--|--|
|               | of scheme  |   |  |  |  |
| <b>4.4.7</b>  | Public transport routeing proposals                      |   | Bus operator; Norfolk County Council                         | <u>From 2010 on</u>                    | <u>Completion of improved bus interchange facilities dependent on the redevelopment of Anglia Square</u>   |
| <b>MV1</b>    | New surface crossing of Inner Ring Road                  | * | Private developer (funding); Norfolk County Council          | <u>Short to medium term (2009/14)</u>  | <u>Will be implemented with Anglia Square development</u>  |
| <b>MV1</b>    | Enhanced pedestrian crossing, Pitt Street                |   | Norwich City Council; Norfolk County Council                 | <u>Within short term (2009/11)</u>     | <u>This is part of the traffic gyratory scheme</u>   |
| <b>MV1</b>    | Enhanced pedestrian crossing , Aylsham Road              | * | Norfolk County Council                                       | <u>Within short term (2009/11)</u>     | <u>This is part of the traffic gyratory scheme</u>   |
| <b>MV1</b>    | Enhanced pedestrian crossing , Edward Street             | * | Norfolk County Council; private developer                    | <u>Within short term (2009/11)</u>     | <u>This is part of the traffic gyratory scheme</u>   |
| <b>MV1</b>    | Enhanced pedestrian crossing , Magdalen Street (flyover) |   | Norfolk County Council; private developer                    | <u>Medium to long term (2012-2016)</u> | <u>Requires feasibility work. Part of long term aim to achieve east-west pedestrian/cycle link (MV1).</u>  |
| <b>MV1</b>    | Enhanced pedestrian crossing , Whitefriars               |   | Norfolk County Council; private developer                    | <u>Medium to long term (2012-2016)</u> | <u>Pedestrian refuge completed as part of Barrack Street GNDP-funded improvements. Further improvements to be achieved through redevelopment of land west of Whitefriars (WW1).</u>  |
| <b>MV1</b>    | Bus interchange at Edward Street                         |   | Private developer; bus operator; Norfolk County Council      | <u>Short to medium-term (2009-14)</u>  | <u>Linked to the redevelopment of Anglia Square.</u>   |
| <b>MV1</b>    | North-south pedestrian route                             | * | Local planning authority; developers; Norfolk County Council | <u>Short to medium-term (2009-14)</u>  | <u>Parts of route already provided eg through St George's Plain scheme. Elements will be delivered through traffic gyratory scheme, and the remainder will principally be delivered through Anglia Square redevelopment.</u> |
| <b>MV1</b>    | East-west pedestrian route                               |   | Local planning authority; developers; Norfolk County Council | <u>Medium to long term (2012-2016)</u> | <u>Requires initial project development work and costings. Dependent on redevelopment of certain key sites.</u>  |
| <b>4.5.16</b> | Riverside Walk   |   | Local planning authority;                                    | <u>Medium to long term</u>             | <u>Requires project development work and</u>   |

|               |   |   |   |   |  |
|---------------|---|---|---|---|--|
|               | completion  |   | Environment Agency; developers and owners   | <u>(2012-2016)</u>                      | <u>costings for the parts of the walk still to be completed.</u>   |
| <b>PR1</b>    | New square – Playhouse, St Georges Street   | * | City Council; Norfolk County Council  | <u>Completed by 2008/9 - on target</u>  |  |
| <b>PR1</b>    | St Mary's Plain – improved public space   |   | Developer; Local planning authority   | <u>Medium term (2012-2014)</u>          | <u>Linked to proposals for St Mary's Works – SMW1</u>  |
| <b>PR1</b>    | Anglia Square public space  | * | Developer   | <u>Short to medium term (2009-2014)</u> | <u>Planning permission approved in December 2008 subject to completion of S.106 agreement</u>                      |
| <b>PR1</b>    | New square as part of Whitefriars development   |   | Landowners; Local planning authority  | <u>Long term (2014-16)</u>              | <u>Part of proposal WW1 – see below</u>  |
| <b>PR1</b>    | New square between Muspole St & St George's Plain   |   | Norfolk County Council; City Council; land owner  | <u>Short to medium term (2009-2014)</u> | <u>Relates to proposal CG1. S.106 funds from CG1 scheme towards provision of open space.</u>                       |
| <b>PR2</b>    | Improvement of land under the Flyover, Magdalen Street                                    |   | Norfolk County Council; Norwich City Council  | <u>Medium to long term (2012-2016)</u>  | <u>Requires initial feasibility work</u>   |
| <b>TU1</b>    | Enhancement of the historic environment, and re-establishment of historic street pattern. | * | Private developer (s); Local Planning Authority   | <u>Throughout plan period to 2016</u>   | <u>Ongoing, through development proposals</u>  |
| <b>4.5.38</b> | The preservation, enhancement and interpretation of the City Wall                         |   | Private developer (s); Norwich City Council (Local Planning Authority, Asset and City Management, Transportation and Landscape); English Heritage | <u>Throughout plan period to 2016</u>   | <u>Requires initial feasibility work</u>   |
| <b>TU2</b>    | Retention and creation of key views. Siting of new landmark buildings.                    |   | Private developer (s); Local Planning Authority   | <u>Throughout plan period to 2016</u>   | <u>Ongoing, through development proposals</u>  |
| <b>ENV1</b>   | Climate change mitigation and adaptation  | * | Private developer; Norwich City Council   | <u>Throughout plan period to 2016</u>   | <u>Ongoing, through development proposals</u>  |
| <b>AS1</b>    | Comprehensive scheme for Anglia Square including 250 residential units                    | * | Private developers  | <u>Short to medium term (2009-14)</u>   | <u>Anglia Square development phase 1 (approved subject to S.106 ) includes approximately 200 residential units</u> |
| <b>AS2</b>    | Foodstore – larger  | * | Private developers;   | <u>Short to</u>                         | <u>Included in Anglia Square</u>   |

|             |   |   |   |  |  |
|-------------|---|---|---|--|--|
|             | than Budgens and with good accessibility                                |   | foodstore operator.   | <u>medium term (2009-14)</u>           | <u>development phase 1</u>   |
| <b>AS2</b>  | Inclusion of small retail units (25%)                                   | * | Private developer; local planning authority                       | <u>Short to medium term (2009-14)</u>  | <u>Included in Anglia Square development phase 1</u>   |
| <b>AS3</b>  | Anglia Square open space  | * | Developer; operator (maintenance); local planning authority       | <u>Short to medium term (2009-14)</u>  | <u>Included in Anglia Square development phase 1</u>   |
| <b>AS4</b>  | Replacement car parking   | * | Private developer; commercial occupiers; local planning authority | <u>Throughout plan period to 2016</u>  | <u>Through the Anglia Square redevelopment and partly through provision of new multi-storey car park (policy WW1).</u>       |
| <b>AS4</b>  | Integrated access proposals with new gyratory system                    | * | Private developer; Norwich City Council; Norfolk County Council   | <u>Short to medium-term (2009-14)</u>  | <u>Gyratory scheme to be delivered 2010. Revised access an integral part of the Anglia Square development scheme phase 1</u> |
| <b>WW1</b>  | Inclusion of significant office element in scheme (west of Whitefriars) |   | Private developer; commercial occupiers; local planning authority | <u>Medium to long term (2012-2016)</u> |  |
| <b>WW1</b>  | Residential development and open space in remainder                     |   | Private developer; local planning authority                       | <u>Medium to long term (2012-2016)</u> |  |
| <b>WW1</b>  | New multi-storey car park connected to Inner Ring Road                  | * | Private developer; Norfolk County Council (highway authority).    | <u>Medium to long term (2012-2016)</u> | <u>Will allow rationalisation of existing surface car park provision</u>   |
| <b>WW1</b>  | Provision of open space to east of St Saviour's Church                  |   | Private developer; Norwich City Council (open space maintenance)  | <u>Medium to long term (2012-2016)</u> |  |
| <b>WW1</b>  | Optional development of Hi Tech House only                              |   | Private developer; Norwich City Council as planning authority     | <u>Short to medium term (2009-14)</u>  |  |
| <b>SMW1</b> | Comprehensive mixed use scheme  | * | Private developer   | <u>Medium term (2012-14)</u>           | <u>Pre-application discussions have taken place.</u>   |
| <b>SMW1</b> | Primary office development  |   | Private developer; local planning authority                       | <u>Medium term (2012-14)</u>           |  |
| <b>SMW1</b> | Housing in remainder including 15% family housing                       |   | Private developer; local planning authority                       | <u>Medium term (2012-14)</u>           |  |



|             |   |  |   |  |   |
|-------------|---|--|---|--|---|
| <b>SMW1</b> | Pedestrian and cycle access routes  |  | Private developer; local planning authority   | <u>Medium term (2012-14)</u>             |   |
| <b>SC1</b>  | St Crispins/ Pitt Street mixed use development  |  | Mixed housing and commercial  | <u>Medium to long term (2012 – 2016)</u> | <u>Council has entered into contract with Jehovah's Witnesses to acquire their part of site.</u>                  |
| <b>BP1</b>  | Beckham Place mixed use development scheme potentially to include workshops and housing |  | Private developer; Norwich City Council (local planning authority and economic development unit)    | <u>Medium to long term (2012-16)</u>     | <u>Some activity already: pre application discussions for land on western part of site.</u>                       |
| <b>PS1</b>  | Peacock Street – site for small businesses or workshops                                 |  | City Council (owner)  | <u>Medium to long-term (2012-16)</u>     | <u>Initial feasibility and costings required. Dependent on redevelopment of land west of Whitefriars (WW1).</u>   |
| <b>OSN1</b> | The Talk: development scheme for housing with pedestrian links                          |  | Private developer/ RSL; local planning authority  | <u>Medium term (2012-14)</u>             | <u>Planning application submitted.</u>  |
| <b>OSN2</b> | 123-161 Oak Street: housing development and provision of Riverside Walk                 |  | Private developer(s); Norwich City Council (maintenance of riverside walk)                          | <u>Long term (2014-16)</u>               |   |
| <b>OSN3</b> | Housing development at Sussex House site  |  | Private developer; Norwich Union  | <u>Short to medium term (2009-2014)</u>  | <u>Planning application submitted</u>   |
| <b>NS1</b>  | Improvements to Leonard Street Play area  |  | Norwich City Council; developers (s.106 contributions for play)                                     | <u>Short to medium term (2009-14)</u>    | <u>Tied into Anglia Square redevelopment which will provide S.106 funds. Requires initial design and costings</u> |
| <b>WN1</b>  | Friar's Quay Colegate   |  | Norwich City Council; private owner; tenants of Merchants Court                                     | <u>Long-term (2014-2016)</u>             |   |
| <b>WN2</b>  | Former Bulsare Warehouse, Fishergate  |  | Private developer   | <u>Long-term (2014-2016)</u>             |   |
| <b>WN3</b>  | Mary Chapman Court  |  | City Council as owner and planning authority; UEA as lessee; Housing Association or other developer | <u>Medium term (2012-14)</u>             | <u>Consultation by Council during summer 2009, prior to development of detailed plans.</u>                        |
| <b>CG1</b>  | Muspole Street – mixed use development  |  | Private owner; Norwich City Council as planning authority   | <u>Medium-term (2012-14)</u>             | <u>Scheme approved, March 2009</u>  |

