

Generation Park: An Introduction to the Planning Application
Report by Planning Officer

Summary: A planning application has been submitted for the redevelopment of the Utilities Site. The development is known as Generation Park. This report sets out the details of the application, explains which matters have been applied for in Outline and in Full and identifies which aspects of the development the Broads Authority will be responsible for determining.

Recommendation: That the contents of this report be noted.

1 Introduction

- 1.1 Members will be aware that development proposals for the redevelopment of the Utilities site have been the subject of pre-application discussions. Members have had presentations from the developers at the Planning Committee Meetings on 6 March 2015 and 26 June 2015. The planning application for the redevelopment of the Utilities Site has now been received. The application is a Hybrid Application comprising a mixture of Detailed and Outline elements. The site falls broadly equally within the administrative areas of Norwich City Council and the Broads Authority Executive Area, with a small length of the proposed access road falling into South Norfolk Council's area.

2 The Site and its Location

- 2.1 The site itself is situated on the northern bank of the River Wensum, directly opposite its confluence with the River Yare and Whitlingham Country Park. The Norwich to Yarmouth railway line runs along the northern boundary of the site, with a small area of land to the north of the railway line, accessed off Cremorne Lane, also being included in the development site. The western end of the site is defined by the existing site entrance off Hardy Road. The eastern end of the site tapers off into an overgrown finger of land situated between the river and the railway line. Thorpe Hamlet is situated to the north of the site, the Deal Ground site is situated to the south of the site with Trowse beyond that and Carey's Meadow is to the northeast of the site.
- 2.2 The whole site covers an area of approximately 12 ha of brownfield land. The site is currently occupied by the UK Power Network (UKPN) substation and grid connection compound. A pair of 72.5m high pylons is situated on the site. Outside the UKPN compound remnants of industrial infrastructure remain

including large areas of hardstanding, single storey outbuildings, fencing and a redundant gasometer scheduled for demolition. Immediately to the north of the gasometer is a 26m high telecoms mast. There are also one and two storey buildings which house the Train Operating Company and National Grid operations. Two inlets, once used for cooling water for the power stations have been cut into the site. Both are sheet piled. The riverside frontage of the site is sheet piled for approximately three quarters of its length, with the eastern end of the site being replaced by a more natural bank where planting merges with the water.

3 Proposed Development.

- 3.1 The principal access to the site would be via a new access road, with full cycle and pedestrian provision, leading from 'The Street' in Trowse. The access road would route north through the May Gurney site before crossing the River Yare on a new clear span bridge. The access road would then continue north through the Deal Ground site before crossing the Wensum into the Generation Park site via a newly constructed bridge. The majority of this road, bar the most northerly section approaching the proposed Wensum bridge, already benefits from extant detailed planning permissions by virtue of the Deal Ground consents.
- 3.2 It is proposed to replace the existing vehicular bridge that links the Utilities site to Cremorne Lane with a cycle and pedestrian bridge. This access point into the site would be known as the Northern Gateway. The level crossing over the Norwich-Yarmouth rail line would not be affected by the proposal.
- 3.3 There would be no vehicular access to the Generation Park site from Hardy Road with the exception of emergency vehicles. Hardy Road would also provide access to the Train Operating Company depot.
- 3.4 The proposed development would be focused around a Community Energy Facility and would include the construction of residential and commercial units on the Utilities site as well as new educational and research facilities. The proposed development would also include areas of recreational and amenity open space and would include mooring provision along the northern bank of the River Wensum and River Yare.
- 3.5 The Community Energy Facility would include a biomass combined heat and power (CHP) plant that would generate renewable energy through the combustion of approximately 256,000 tonnes of straw pellets per annum. It would have an installed electricity generating capacity of 49.9 Megawatts (MW). It would also deliver 12.3MW of heat via a District Heating Network (DHN) to a range of local commercial, institutional and residential energy users. In addition, heat and power would be provided to all of the scheme components within the proposed development itself.
- 3.6 It is proposed that 'planning permission' for the DHN would be by way of a bespoke Local Development Order prepared by Norwich City Council. The proposed development would also include the provision of a substation

allowing grid connection from the Community Energy Centre to the local electricity distribution network

- 3.7 The table below lists the various components of the scheme, confirms the type of application submitted and identifies the Authority responsible for determining the application:

Element	Detail or Outline Application	Determining Authority
Community Energy Centre		
Renewable Energy Centre	Detail	Norwich City
Energy Research Centre	Detail	Norwich City
District Heating Network Centre	Detail	Norwich City
Straw Pellet Offloading Facility (including the new railway sidings)	Detail	Norwich City
Straw Pellet Storage Silos and associated conveyors	Detail	Norwich City
Residential Development		
Arrivals Square Student Accommodation (3 blocks 435 units)	Detail	Norwich City
Northern Gateway Student Accommodation (2 blocks 282 units)	Outline	Broads Authority
Market Residential (80 units)	Outline	Broads Authority
Affordable Residential (40 units)	Outline	Broads Authority
Educational and Community Facilities		
Research Centre	Outline	Norwich City
Education Centre	Outline	Broads Authority
Commercial Facilities		
Data Centre	Outline	Norwich City
Arrivals Square (including associated Neighbourhood Units)	Detail	Norwich City
Train Operating Company Office, Training Building and Car Park	Outline	Norwich City
Access and Car Parking Provision		
Vehicular Bridge over the River Wensum	Detail	Broads Authority
New Cremorne Lane pedestrian overbridge	Outline	Broads Authority
Car parking	Detail or Outline depending on the scheme element to be served	Norwich City and Broads Authority
Vehicular, cyclist and pedestrian road from the new Wensum bridge (linking to the Utilities site) through the May Gurney	Detail	South Norfolk and Norwich City Council

and Deal Ground sites, including a new bridge over the River Yare, and linking into The Street.		
Ancillary Infrastructure		
Britvic private wire and water supply linkages	Detail	Norwich City
Concept Landscape Design	Detail but with some substantial elements to be approved under condition	Norwich City and Broads Authority
Concept surface water drainage scheme	Detail but with some substantial elements to be approved under condition	Norwich City and Broads Authority
Boat moorings and associated river usage infrastructure	Zone 1 in Detail Zone 2 and 3 in Outline	Broads Authority

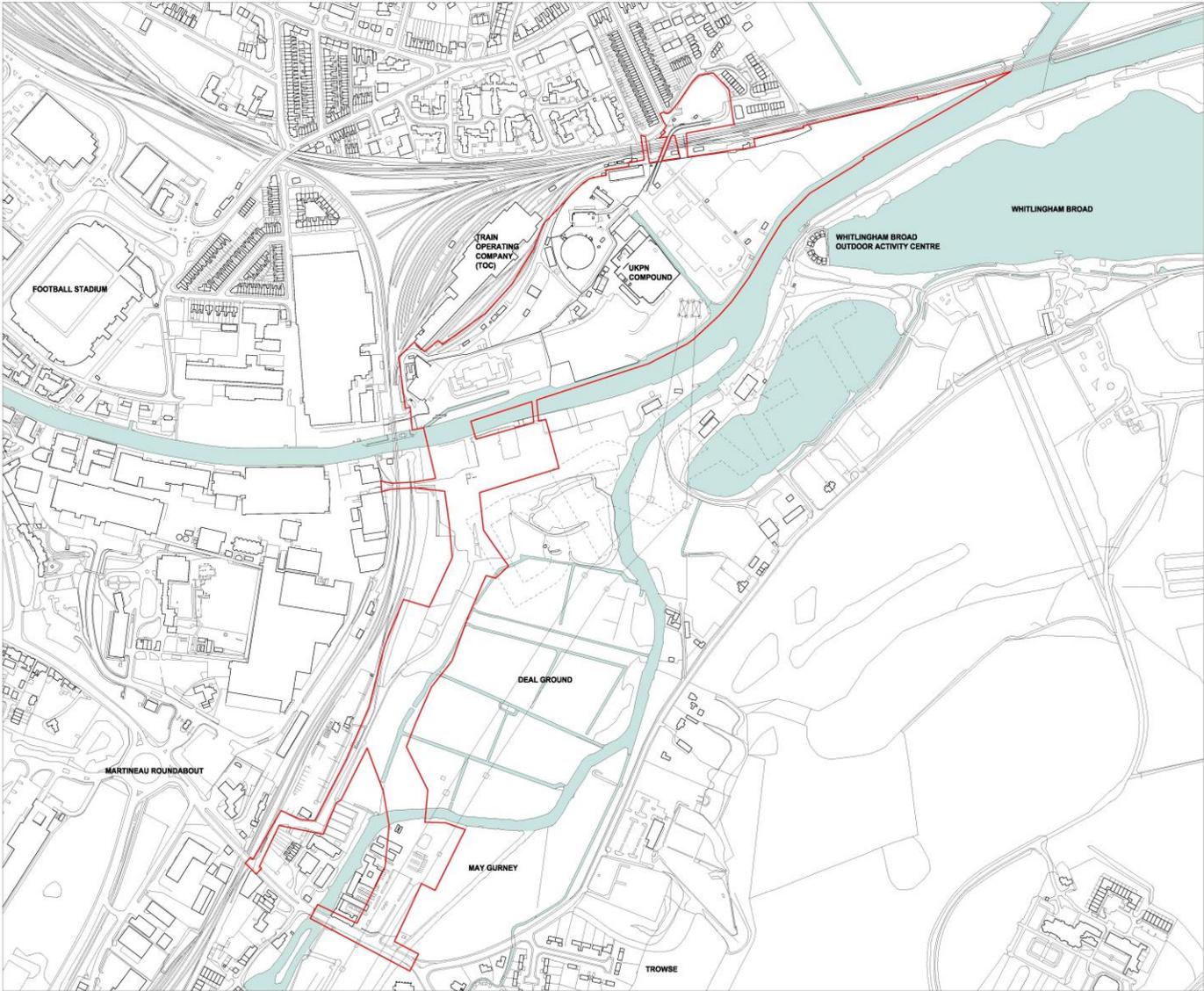
4 Conclusion

- 4.1 The above information hopefully provides Members with a broad overview of the proposed development, known as Generation Park, ahead of the Joint Site Visit with Norwich City Members on 2 October 2015.

Background papers: Application Files

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List of Appendices: APPENDIX 1 – Site Plan



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REV	DATE	FOR
1	08/03/16	INFORMATION
2	08/03/16	INFORMATION
3	08/03/16	INFORMATION

CLIENT
 NPH LLP
 Norwich

PROJECT MANAGER
 FAITHFUL + GOULD
 Norwich

QUANTITY SURVEYOR
 FAITHFUL + GOULD
 Norwich

PLANNING CONSULTANT
 AXIS
 Norwich

STRUCTURES
 SMITH AND WALLWORK
 Norwich

LANDSCAPE
 TURKINGTON MARTIN
 London

ENGINEERS
 CUDD BENTLEY
 London

DRAWING KEY
 — PLANNING BOUNDARY

GENERATION PARK
 NORWICH

ADDRESS
 UTILITIES SITE,
 NORWICH

GRIMSHAW PROJECT NO.
 09060

NORTH

SCALE
 1:2500 @ A1

STATUS
 DRAFT

DRAWING
 RED LINE

DRAWN	CHECKED	AUTHORISED
CR	AK	NS

DRAWING NUMBER SK-046
REVISION 3