

## **Application for Determination**

<b>Parish</b>	Norwich City	
<b>Reference</b>	BA/2015/0225/FUL	<b>Target date</b> Not yet known
<b>Location</b>	Utilities Site Situated Between Cremorne Lane, Hardy Road and River Wensum	
<b>Proposal</b>	Generation Park – A mixed-use regeneration project	
<b>Applicant</b>	NPH (Norwich) LLP	
<b>Recommendation</b>	Approval of Joint Site Visit	
<b>Reason for referral to Committee</b>	Major Development	

## **1 Introduction**

- 1.1 Members will be aware that proposals for the redevelopment of the Utilities Site are in preparation. A planning application is due to be submitted shortly. The application will be 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.
- 1.2 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.
- 1.3 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.

## **2 Proposed Development.**

- 2.1 The proposed development would be focused around and includes 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.
- 2.2 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.
- 2.3 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
- 2.4 As well as the Community Energy Centre the proposed scheme would include the following development. The built elements of the scheme that would be situated within the Broads Authority's Executive Area have been underlined.
  - a Data Centre
  - a Research Centre for use by the University of East Anglia (UEA)
  - an Educational Centre for use by UEA and other educational and community groups within Norwich and beyond
  - five student residential blocks providing accommodation for 752 students from UEA, Norwich University of the Arts and City College Norwich; two of which will be situated within BA's Executive Area
  - 120 residential housing units of which 40 would be affordable
  - Arrivals Square with associated commercial and retail units described as the 'Neighbourhood Units'
  - a car park, office and training buildings and a storage compound associated with the Abellio Greater Anglia Train Operating Company

- new moorings along the north bank of the River Wensum and River Yare, providing both public and private moorings and facilities for passenger boats
- a replacement pedestrian bridge leading to Cremorne Lane, in Thorpe Hamlet
- a new access road to the site via the Deal Ground and May Gurney sites that includes two new bridge crossings of the River Yare and River Wensum
- an extensive hard and soft landscaping scheme providing a mix of amenity, recreation and nature conservation areas which includes the provision of a formal children's play space area and Multi Use Games Area (MUGA)
- other associated on site infrastructure including roads, car parking, lighting, fencing, surface water drainage and the replacement and relocation of an existing telecommunications mast
- a private wire connection, DHN pipe connection and water supply pipe to / from the Community Energy Centre to the Britvic factory lying to the south west of the Utilities site.

### **3 Recommendation**

- 3.1 It is recommended that a site visit is carried out jointly with Norwich City Council in advance of the applications being considered by the Planning Committees of Norwich City Council and the Broads Authority.

Background papers: None

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Date of Report: 8 July 2015

List of Appendices: APPENDIX 1 - Site plan

