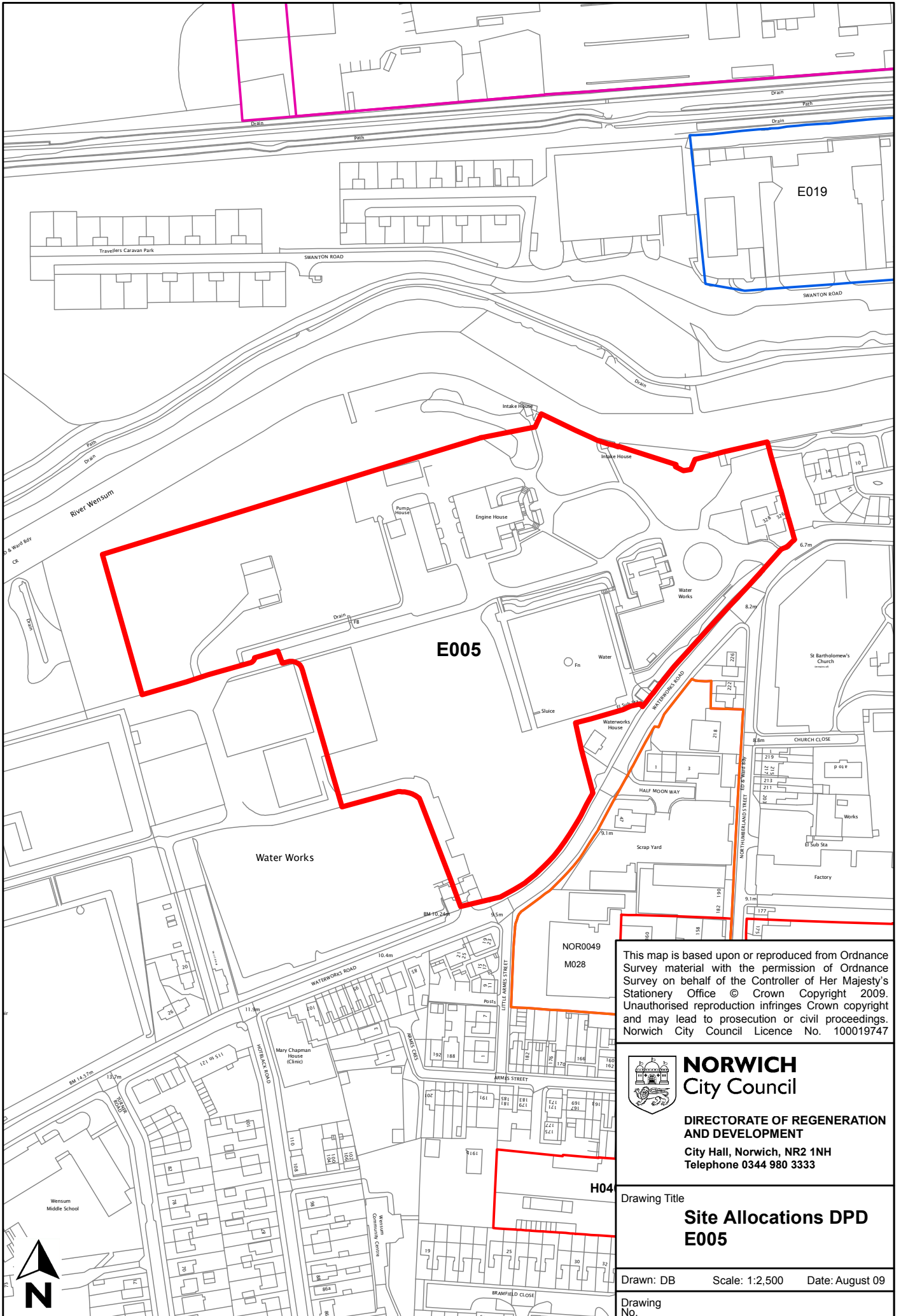


Site reference	E005
Site name/address	Heigham Water Treatment Works, Waterworks Road
Site size (ha)	4.6
Suggested allocation	Business Park comprising up to 13,000 m ² of offices of varying sizes (approx. 10 units).
Existing use	Surplus land previously ancillary to water treatment works. Site slopes gently from Waterworks Road to River Wensum to the north.
Proposer's initial comment	The site is adjacent to housing area to the southeast. The river Wensum and a civic amenity site are to the north, and the Anglian Water Treatment Works is to the west. The site is well served by the highway network, being between the A140 Outer and A147 Inner Ring Roads. It is within walking and cycling distance of the city, schools (infant, primary and secondary) and there are numerous bus routes and local neighbourhood facilities nearby. Publicly accessible open spaces include the Wensum riverside walk and urban greenspace which abut the site to the north. There are a number of trees on site which will be retained where possible. There is 12,700 m ² gross internal floor area proposed, with 636 parking spaces (concept layout appended). The proposal will include B1 uses with potential for mix of (a) offices and/or (b) research and development. Proposed business park would use two existing access points off Waterworks Road as separate ingress and egress points. Employment allocation could create high grade jobs in an accessible and attractive location. Redevelopment would not affect the operational requirements of the retained treatment works to the west. Development on redundant filter beds would not compromise operational capability of existing works. The proposal will include energy efficient offices of innovative design in high quality landscaped riverside setting, utilisation of sustainable construction methods, SUDs etc.
Proposed by	Anglian Water / Bidwells
Planning status	None

Have your say

Do you agree, disagree or think there should be changes to the proposed uses and boundary of the site? Please give reasons.

Norwich City Council is not committed to any proposals in this document. The inclusion of a site in this document does not represent a decision by the council unless planning permission has already been granted.



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Drawing Title
Site Allocations DPD E005

Drawn: DB Scale: 1:2,500 Date: August 09
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