



## **R31 – Heigham Water Treatment Works, Waterworks Road, Norwich**

### **On behalf of AWG Landholdings Ltd**

**15 March 2021**

On behalf of our client, AWG Land Holdings Ltd, we wish to support the allocation made under reference R31.

Norwich is the most sustainable location within the Greater Norwich Local Plan area as the highest order settlement. This site constitutes previously developed land within the urban area of Norwich and therefore represents a suitably sustainable location within the plan area.

The site benefits from an existing access and can be developed. The principle of the development has previously been accepted in the existing adopted Local Plan.

Anglian Water wishes to ensure it has sufficient land for its future needs although there is no requirement in the current plan period for infrastructure investment. This means that the number of homes that can be accommodated on the site is approximately 60 homes based on an area of approximately 1.4ha as confirmed in the policy.

Since the site allocation boundary extends to the river and is over 1 hectare, with approximately half of the site lying within Flood Zone 2, the subsequent planning application will be accompanied by a Flood Risk Assessment as the policy notes.

The site will need to be decommissioned to ensure there is no contamination and this would take the form of routine site investigation as envisaged by the policy.

The land as proposed to be allocated will be available for redevelopment within the plan period to 2038.

The allocation of this site is also likely to secure the future of the locally listed buildings on the site as part of any redevelopment scheme that comes forward.

In conclusion we support the allocation R31 at Heigham Water Treatment Works, Waterworks Road, Norwich.