

Statement required under Regulation 30(1)(d)(iii) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

Local Authority reference: 22/00879/F

Location of development: Carrow Works, King Street, Norwich

Description of development:

Hybrid (Part Full/Part Outline) for the comprehensive redevelopment of Carrow Works. A full planning application comprising the construction of the principal means of access, the primary internal road and associated public spaces and public realm, including restoration and change of use of Carrow Abbey to former use as residential (Use Class C3), alteration and extension and conversion to residential use, (Use Class C3) of the Lodge, Garage and Gardener's Cottage and the Stable Cottages, development of the former Abbey Dining Room for residential use (Use Class C3), adaptation and conversion for flexible uses (Class E and/or C2 and/or C1 and/or C3 and/or F1 and/or F2 and/or B2 and/or B8 and/or Sui Generis) for buildings 207, 92, 206, 7 (7a, 8 and 8a), 209, 35, the Chimney and Class E and/or B2 and/or B8 for the retained Workshop (Block 258), (providing a combined total of up to 143 residential units and 17,625sqm of flexible commercial business, service and local community and learning floorspace), enhanced access to Carrow Abbey and Scheduled Ancient Monument and associated ancillary works and an outline planning application for demolition of existing buildings and replacement with phased residential-led development up to 1,716 units (Use Class C3 and/or Class E and/or F1 and/or F2 and/or C1 and/or C2 and/or B2 and/or B8 and/or Sui Generis), (total of 9,005sqm of commercial, business, service, local community and learning and Sui Generis floorspace) landscaping, open space, new and modified access.

Statement:

An application for the above development was validated by the Council on 2nd August 2023. The application was considered at a meeting of the Council's Planning Applications Committee on 21st March 2024, at which the committee resolved to refuse planning permission for the proposed development. A copy of the committee report and accompanying appendices, which include details of consultation responses as well as full details of how the environmental effects of the development were assessed, is available on the Council's website at www.norwich.gov.uk/carrowworks.

The following is produced to comply with the EIA Regulations:

The project has been screened as Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). The planning application has been supported by an Environmental Impact Assessment which assessed the environmental impact of the development on: transport and access; air quality; noise and vibration; biodiversity and nature conservation; water quality, hydrology and flood risk; soils; geology and contaminated land; archaeology; heritage, townscape and visual impact; socio-economic; climate change and waste management. The assessment included an assessment of residual and cumulative effects.

Ecology impacts, specifically impact of the development on European designated sites of nature conservation interest is considered under Main issue 4 of the planning applications committee report. The council has undertaken an Appropriate Assessment in relation to the impact of development on recreational visits to sites protected under the Habitat Regulations Directive and on nutrient enrichment given the reliance of the development on connection to Whitlingham Water Recycling Works for the disposal of foul waste. In relation to the former, there is a lack of a mechanism to secure payment of the RAMS (Recreational Access Mitigation Strategy) tariff, together with insufficient new on-site and enhancement of off-site green infrastructure provision both in terms of quantity and function to meet the informal recreational needs of the new residents. In adopting a precautionary approach, the Local Planning Authority is not satisfied that the proposal will not result in an increase in recreational disturbance due to the impact of additional visits to Special Areas of Conservation (SACs and SPAs) in the Wash, Norfolk Coast and the Broads and adversely affect the integrity of these habitats sites.

In relation to nutrient enrichment, insufficient information has been submitted in relation to mitigation measures or availability of mitigation credits to demonstrate that this proposal would not result in an increase in nitrate and/or phosphate levels which would further adversely affect the current unfavourable status of the Broads Special Area of Conservation. The Local Planning Authority is not satisfied that the proposal will not adversely affect the integrity of this habitats site.

The lack of certainty of mitigation to prevent adverse effects on the integrity of habitats site could cause significant, permanent negative impacts on the environment of international scale as identified within the applicants Environmental Statement. Significant effects on the environment cannot be excluded and therefore is likely and the planning application was refused by the planning applications committee.