

Town and Country Planning Act 1990 - Section 77  
Town and Country Planning (Inquiries Procedure)(England)Rules 2000

**STATEMENT OF COMMON GROUND**

<b>Site:</b>	Anglia Square including land and buildings to the north and west
<b>Applicant:</b>	Weston Holmes PLC and Columbia Threadneedle Investments
<b>Local Planning Authority:</b>	Norwich City Council
<b>Other Contributing Rule 6 Parties</b>	Norwich Society
<b>PINS reference:</b>	APP/G2625/V/19/3225505
<b>LPA reference:</b>	18/00330/F

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## Introduction

1. This draft Statement of Common Ground is made in relation to the Inquiry called by the Secretary of State in relation to planning application 18/00330/F. The inquiry relates to an application for planning permission for the redevelopment of the buildings and open land known as Anglia Square, (the Site).
2. The draft Statement of Common Ground has been jointly produced by the Applicant and the Council. The draft has been distributed to all Rule 6 Parties with the intention of seeking to agree information and as many issues as possible prior to the commencement of the Inquiry.
3. It is envisaged that there will be further iterations of the Statement of Common Ground to be negotiated and signed by the parties prior to the start of the Inquiry.

## The site and surroundings

The application site measures approximately 4.5 hectares and includes three parcels of land. Most of the application site comprises the existing Anglia Square Shopping Centre and associated adjoining land (4.11 hectares). This parcel forms an island of land and buildings enclosed by St Crispin's Road flyover, Pitt Street, New Botolph Street, Edward Street and Magdalen Street. Two small parcels of land are located to the north of the main site and comprise two separate areas of open land adjacent to Edward Street.

4. The main site is currently occupied by; the Anglia Square Shopping Centre including a multi-storey car park, (closed), Sovereign House, (vacant), Gildengate House, (temporary artists' studio use and vacant), cinema, (vacant), two night clubs, (vacant), pool club, (vacant), retail and other mixed use properties, (some vacant), including a chapel (Surrey Chapel) fronting St Crispin's Road, and surface level car parking. This part of the site also contains Botolph Street and Cherry Lane and a service road for Anglia Square called Upper Green Lane.
5. Anglia Square was extensively redeveloped during the 1960s and 1970s following the construction of St Crispin's Road. The urban renewal scheme comprises a precinct of retail, leisure and office units and buildings. The existing shopping centre has a range of retail units including large format stores occupied by QD, Iceland and Poundland and smaller units occupied by a mix of national and independent retailers. At the upper level there is a, now vacant 4 screen cinema and a multi-storey public carpark (closed), both accessed via St Crispin's Road and Upper Green Lane. Sovereign House and Gildengate House are substantial multi-storey office buildings 6- 7 storeys in height. Sovereign House was formerly occupied by Her Majesty's Stationary Office (HMSO) and at one time around 1000 office workers were based there. This building has been vacant since November 2000<sup>1</sup> and has become visibly more dilapidated over time. Gildengate House ceased office use in 2003, was vacant between 2003 and 2009, before being partly occupied as artist studios on a temporary basis.

<sup>1</sup> Based on business rate records: Sovereign House was taken out of rating November 2000.

6. Within the south western sector of the main site are Surrey Chapel Free Church and a number of premises fronting Pitt Street (41-61 Pitt Street). The church is in active use and the other premises are vacant or occupied on flexible leases by a number of businesses and social enterprises including Men's Shed, MensCraft, Farm Share, Print to the People and a car wash.
7. A schedule listing buildings located within the application site is included as Appendix 1. The list specifies for each building; existing planning use class, floorspace (sqm GIA) and vacant floorspace (sqm GIA). The application site includes a total of 49, 241 sqm (GIA) of existing floorspace. Currently 67% (33,268sqm GIA) of this floorspace is vacant.
8. The application includes two smaller sites, to the north of and separated from the main site. The western of the two smaller sites fronts New Botolph Street and Edward Street (0.27hects). The eastern of the two sites lies north of Edward Street, to the west of its junction with Beckham Place (0.13hects). Both of these are used for surface car parking.
9. The eastern part of the main site is bounded by Magdalen Street. Surrounding buildings along this section of Magdalen Street are predominantly 19<sup>th</sup> century two and three storey buildings with retail units at ground floor level, as well as a large four storey late 20<sup>th</sup> century building immediately opposite, accommodating Roy's department store, a post office and Riley's Sports Bar. The former Barclays bank (100 Magdalen Street) on the corner of Magdalen Street and Edward Street is physically connected to the shopping centre structure but excluded from the planning application. It has been converted to retail use on the ground floor, but is currently vacant. Magdalen Street is a key route taking vehicular and pedestrian traffic from the northern suburbs into the city centre, under the St Crispin's Road flyover. A number of bus stops are located on Magdalen Street adjacent to the flyover. Opposite the north-eastern corner of the Site, at the junction of Edward Street and Magdalen Street, is a former doctor's surgery (The Gurney Surgery) and a pharmacy. The doctor's surgery has recently relocated to larger premises on Fishergate to the south-east of the Site
10. To the north of Edward Street, the area surrounding the land east and west of Beckham Place includes a variety of generally large scale modern buildings, including Dalymond Court, (a pair of four storey residential apartment buildings) to the west, and the three storey Epic Studios building to the east.
11. The area to the northwest of the site is largely residential in character, comprising predominantly two storey 19th century terraced houses. St Augustine's Street, is lined with older two storey properties many of which have retail / commercial uses at ground floor. Many of the properties on St Augustine's Street and connecting streets (e.g. Sussex St) are statutorily or locally listed. To the northwest of the junction of New Botolph Street and St Augustine's Street is St Augustine's Church (Grade I listed) the only surviving medieval church north of St Crispin's Road. To the south of the church is a Grade II Listed timber-framed residential terrace 2-12 Gildencroft. To the south of the terrace is Gildencroft Park which includes a large children's play area. Adjacent to the park there is a collection of commercial properties located towards the roundabout with St Crispin's Road, on the west side of Pitt Street, facing those within the Site.

12. To the south of Anglia Square is St Crispin's Road, a dual carriageway and flyover, which is fronted on its southern side by modern larger scale commercial buildings (up to 6 storeys) along with the rear of Grade II Listed Doughty's Hospital. This listed building, comprises two storey 19th century terraced almshouses for the elderly, built around a central garden. St Mary's House and St Crispins House front the St Crispin's Road roundabout. Both the sites have been the subject of recent planning approvals involving comprehensive redevelopment (St Mary's House 16/01950/O) and conversion/increase in building height (St Crispins House 17/01391/F).

## **Constraints**

### **Historic environment:**

13. The entire application site is located within the Norwich City Centre Conservation Area (Anglia Square character area) and is in the vicinity of both the Northern City and Colegate character areas. It also falls within the locally identified Main Area of Archaeological Interest and is defined on the adopted Local Plan Policies map.
14. There are no statutory listed buildings within the application site. Nos 43 - 45 Pitt Street are locally designated heritage assets on Norwich's local list. In March 2017 Historic England issued a Certificate of Immunity from Listing in relation to Sovereign House.
15. The site lies in the vicinity of a large number of statutorily and local listed buildings. Figure 32 within the Built Heritage Statement (ES Technical Appendix 7.2 - CD4.86 ES Vol 3 (i)) identifies statutory listed buildings within 250m, 500m and 1000m of the application boundary. Appendix B and Appendix C of that document include tables listing designated assets within 1km and locally listed buildings in the vicinity of the site.

### **Flooding and drainage:**

16. Anglia Square is located relatively close to the existing watercourse of the River Wensum that flows through the City Centre. Based on the Environment Agency's flood risk mapping data, the site is located within Flood Zone 1 and thus has a low probability of flooding.
17. The site is located in the Norwich Critical Drainage Catchment Area and susceptible to surface water flooding.

### **Landscape and trees:**

18. The site includes a group of ten London Plane trees and two lime trees fronting onto St Crispin's Road.

## **Other relevant Local Plan Policy Designations**

### **Large District Centre:**

19. The main site falls within Anglia Square, and Magdalen Street Large District Centre identified in the Development Plan (Policies Map extract – Appendix 2). The Large District Centre is located within the northern part of Norwich City Centre.

## **Relevant planning history**

20. The site now occupied by Anglia Square was originally cleared as part of the construction of the inner ring road (St Crispin's Road) in the 1960s and included the clearance of land to the west of the shopping centre across to Pitt Street and St Augustine's Street. The original planning consent for Anglia Square included the shopping centre, cinema, car park and offices. Additional phases of development were designed for the western part of the site but never built, and much of this land has remained open and undeveloped since the site was cleared and is in use as surface car parking.
21. Planning consent was granted in October 2009 (08/00974/F) for comprehensive regeneration of Anglia Square and its environs for mixed use development, including approximately 200 residential units, a foodstore (clarify size), a bridge link over St. Crispin's Road, a health centre, the potential relocation of Surrey Chapel, and enhancement of landscaping including an enlarged square. The proposal for redevelopment included the demolition of all the buildings along Pitt Street (including the locally-listed buildings), Surrey Chapel, Sovereign House, Gildengate House, some of the units around the Square, and the removal of Botolph Street and the twelve trees and open space adjacent to St Crispin's Road.
22. A phased planning consent was granted in March 2013 for the comprehensive redevelopment of Anglia Square including land and buildings to the north and west of the Square (applications reference 11/00160/F, 11/00161/F). The first phase proposals were for mixed use development, including an enlarged Anglia Square, a new 7,792 sqm foodstore, supported by 507 car park spaces, amendments to the current access arrangements including enhanced pedestrian, cycle, public transport accessibility, a bridge link over St Crispin's Road, and closing of the subway under the same. The application also included additional retail and other town centre uses (Class A1, A2, A3, A4) totaling 3,565 sqm net, a crèche (Class D1) and up to 91 residential units (Class C3) in mixed private/housing association use. Outline planning permission was also granted for 16 housing association units on land west of Edward Street.
23. Planning consents were also granted for later phases of development in this area and included additional retail and food and drink uses (Class A1/A3) totaling of 2,985 sqm; rooftop parking providing 99 spaces and 29 private flats with temporary car parking; external refurbishment of Gildengate House offices and improvement to existing office entrance; additional retail and food and drink uses (Class A1/A3) of 2,094 sqm and the provision of a gym (Class D2) of 1,478 sqm.
24. Two further planning permissions were granted to facilitate the delivery of the

development as set out above (references 11/00162/O and 11/00163/C).

25. The St Augustine's gyratory system, as required by condition 15 of planning permission 08/00974/F was completed resulting in the commencement of this consent. All the other planning permissions have expired.

### **Description of the Proposal**

26. The application proposes substantial demolition of existing buildings on the site and a mixed use redevelopment scheme including up to 1250 dwellings (with 70 in a 20 storey tower); up to 11,000 sqm Gross External Area (GEA) of flexible retail/ commercial/non-residential institution floorspace; a replacement cinema; a replacement multi-storey public car park; a new purpose-built facility for Surrey Chapel; and a hotel.
27. The entire application is submitted as a 'hybrid' planning application; the initial phase of development (phase 1) and the tower are submitted in 'detail' with the remainder submitted in 'outline'.

### **Detailed Element (Block A, Tower and public realm areas)**

28. The detailed element of the planning application comprises an area of 1.8 ha and seeks full planning permission for the following:
- Demolition of the multi-storey car park, cinema and associated ground and first floor elements of this sector of the shopping centre
  - 428 residential dwellings (Use Class C3); (with Block A and the tower)
  - 4,420 sqm GEA flexible ground floor retail, services, food & drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to a maximum of 550 sqm within the entire scheme);
  - 380 sqm GEA ground floor flexible commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1);
  - Public conveniences with disabled and "Changing Places" facility
  - Multi-storey car park with associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements; and
  - Public realm spaces comprising 2 squares and 2 streets.

### **Outline Element**

29. The outline element of the planning application comprises an area of 2.73 ha, and seeks outline planning permission for the following:
- A maximum of 822 residential dwellings (Use Class C3), including the refurbishment and change of use of Gildengate House from office to residential. At least 120 of the above dwellings will be affordable housing,

with a tenure split of 85% social rented and 15% intermediate tenure;

- 11,350 sqm GEA hotel (Use Class C1);
- 5,430sqm GEA flexible retail, services, food & drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to a maximum of 550 sqm);
- 770 sqm GEA flexible commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1);
- 3,400 sqm GEA cinema (Use Class D2);
- 1,300 sqm place of worship (Use Class D1); and
- Associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements.

30. All of the above floorspace figures are given as maximum Gross External Area (GEA), thereby identifying the maximum development envelope and amount of floorspace to be delivered in each development parcel.

31. The proposal has been amended since first submission in March 2018. A number of amendments have been made, including the reduction in the width and height of the tower, lowering from 25 to 20 storeys. These amendments were submitted in September 2018, with all relevant application documents referring to the changes as the “Amended Scheme”. The table below provides a summary of the Amended Scheme. Note that the quanta of development stated are maximum figures and indicative in respect of the outline elements of the proposal.

### 32. Summary information

Proposal	Key information		
Existing floorspace to be demolished	49, 241 sqm. GIA		
<b>Residential</b>			
Total no. of dwellings	1209 (flexibility for up to 1250)		
Dwelling types	1 x bed flat	2 bed flat	3 x bed houses
	637	563	9
Affordable housing amount and mix	<b>Minimum of 120</b> <b>Minimum of 111 x 1 bed flats and 9 x 3 bed houses</b> <b>Ratio of 85:15 social rent: intermediate tenure = 102 social rent and 18 intermediate (1 bed flats)</b>		
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 120-125		



	<b>Total no of dwellings in phase</b>	<b>No of affordable dwellings in phase (based on maximum no of dwellings in each phase)</b>
Phase 1: Block A (detail)	<b>323</b>	<b>0</b>
Phase 2: Blocks C,D,E,F (tower in detail)	<b>474</b>	<b>95</b>
Phase 3: Block GH	<b>319</b>	<b>0</b>
Phase 4: Blocks J, B	<b>93</b>	<b>25</b>
<b>Commercial development</b>		
Flexible use A1/A2/A3/A4/B1/D1/sui generis	<b>Total – 11,000sqm GEA (9850sqm Gross Internal Area (GIA))</b>  <b>Flexibility for up to 6580sqm of the Total to be used for offices (B1)</b>	
Flexible discounted commercial floorspace	<b>1150sqm GEA (within 11,000 GEA total)</b>	
Hotel	<b>11,350sqm (located in block F)</b>	
Cinema	<b>3400sqm (located in block G/H)</b>	
<b>Other</b>		
Public multi-storey car park (MSCP)	<b>600 spaces (within Block A)</b>	
Replacement Surrey chapel	<b>Site north of Edward Street</b>	
Public toilets + “Changing Places” facility	<b>Within block A</b>	
<b>Highway works</b>		
Vehicular access	Edward Street: <ul style="list-style-type: none"> <li>• Main vehicular access to the proposed Multi Storey Car Park (MSCP) – 600 public parking spaces plus 300 residential spaces</li> <li>• Service yard access – located in the same location as the existing service yard. This will serve the retail units in the Northeast block and residential units in Block A</li> <li>• Reconfigured junction with New Botolph Street and new pedestrian and cycle crossing facility</li> <li>• Widening of the ‘Yellow Pedalway’ existing shared surface north of the application boundary on Edward Street up to the Esdelle Street junction.</li> <li>• New laybys for taxis, car club and servicing</li> </ul> A147 St Crispin’s Road	

- The existing St Crispin's Road access to Upper Green Lane would be 'stopped up' and bridge demolished.
- A new vehicular access is proposed from St Crispin's Road to serve a decked residential car park in Blocks G/H and the existing service yard for the retail development at Anglia Square south of Gildengate House.
- Closure of the Botolph Street junction with St Crispin's Road with improvements to the pedestrian/cycle environment and tactile surfacing to link with the new grade crossing of St Crispin's Road that has replaced the subway crossing.
- Widening of existing pavement to form shared surface link from St Crispin's Road crossing to Pitt Street

#### Pitt Street

- Access from Pitt Street to residential car park within Blocks E/F would be via a 'left in/left out' junction arrangement
- Provision of two laybys for drop off/pick- up/loading/servicing

#### New Botolph Street

- Access for service and emergency vehicles would be provided in the form of dropped kerbs on New Botolph Street into the proposed pedestrianised area
- Vehicular access into the proposed site will be strictly controlled. The perimeter access into the site from the public highway will be protected by retractable bollards or similar, which could potentially be controlled using a 'smart' fob for the purposes of allowing the front door servicing/emergency vehicle access.

#### Magdalen Street

- Provision of southbound bus stop layby to south of St Crispin's Road flyover, relocated from Edward Street and associated realignment of carriageway and footways
- Provision of lay-by for taxi 'drop-off' and 'pickup'

No of car parking spaces	<b>Public car park</b>		<b>No. of spaces</b>
	Standard Parking Bays		<b>546</b>
	Parent and Child Bays		<b>18</b>
	Disabled bays		<b>36</b>
	<b>Total</b>		<b>600</b>
	Number of EVCP		<b>3 (Fast charging)</b>
	Motorcycle spaces		<b>22</b>
	<b>Residential parking</b>		<b>No. of spaces</b>
	<b>Block A</b>		<b>333</b>
	<b>Block B</b>		<b>14</b>
	<b>Block E/F</b>		<b>Max. 290</b>
	<b>Block G/H</b>		<b>Max. 273</b>
	<b>Total</b>		<b>Max. 910</b>
Electric vehicle charging	Block	On construction	Scope to increase (2030)
In addition each residential car park block will have 2 x communal user-paid fast charge points available for all residents with access to car park areas.	A	20	40
	B	10	11
	E/F	30	60
	G/H	30	60
No of cycle parking spaces	<p>Commercial (staff) – Up to 240 secure/covered spaces – distributed across the development</p> <p>Public - 92 spaces within public realm areas</p> <p>Residential - 1372 covered/secure spaces – distributed across the development in locations directly adjacent to each residential entrance lobby</p> <p>On construction 75% of the required provision, based on DM31 Monitoring of cycle parking in Block A will inform provision within subsequent blocks at Reserved Matters application stage.</p>		
Servicing arrangements	<p>Blocks A and D - Designated covered service area accessed from Edward Street and service lay-by on Edward Street</p> <p>Blocks E and F – service lay-by on Edward</p>		

	<p>Street and 2 further service bays on Pitt Street</p> <p>Blocks G and H – On-site service area accessed from St Crispin's Road</p> <p>New routes through the site will be controlled to facilitate service vehicles for 'front door' servicing of commercial floorspace</p>
Refuse arrangements	<p>Designated commercial bin stores</p> <p>Designated residential bin stores - The proposed strategy is designed around weekly collections with the additional collection by a private operator/arrangement funded by the on-site residential management body</p>

## Relevant Planning policy

### The Development Plan

33. The Development Plan, for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004, comprises:
- Joint Core Strategy for Broadland, Norwich and South Norfolk that was adopted in March 2011 together with amendments that were adopted in January 2014 (the **JCS**);
  - Norwich Development Management Policies Local Plan that was adopted in December 2014 (the **DM Plan**); and
  - Norwich Development Site Allocations Local Plan that was adopted in December 2014 (the **SA Plan**).

### The most important development plan policies for determining the application:

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design
- JCS4 Housing delivery
- JCS5 The economy
- JCS7 Supporting communities
- JCS11 Norwich city centre
- JCS19 The hierarchy of centres
  
- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM8 Planning effectively for open space and recreation

- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM20 Protecting and supporting city centre shopping
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

### **National Planning Policy**

- The National Planning Policy Framework (NPPF)
34. Relevant National Planning Policy is contained within the National Planning Policy Framework (February 2019)
- National Planning Practice Guidance (NPPG)
35. The NPPG sets out guidance in regard to key issues contained within the NPPF, February 2019. This should be taken into account when assessing the application as a material consideration.

### **Other material considerations**

36. The following documents provide other material considerations in the determination of the application.

#### Norwich City Council: Supplementary Planning Documents (SPD)

- Affordable Housing SPD (July 2019 )
- Main town centre uses and retail frontages SPD (December 2014)
- Open space & play space SPD (October 2015);
- Landscape and Trees SPD (June 2016); and
- Heritage Interpretation SPD – (December 2015).

#### Norwich City Council: Policy guidance

- Anglia Square Policy Guidance Note (2017)

37. The PGN is a material consideration in the determination of any planning application for the site, albeit less weight would be attributed to it than an adopted supplementary planning document (**SPD**)

Emerging Plan:

38. Greater Norwich Local Plan (the **GNLP**), which will plan for development until 2036.
39. A revised timetable for the GNLP was agreed by the Greater Norwich Development Partnership Board in June 2018, and is set out in the table below. The emerging GNLP should be afforded very limited weight in the determination of the application.

Call for sites	May-July 2016
Regulation 18 Growth Options and Site Proposals Consultation	January-March 2018
Regulation 18 Consultation on New, Revised and Small Sites	October-December 2018
Greater Norwich Development Partnership Board meeting	Date tbc
Norwich City Council – Cabinet meeting	Date tbc
Regulation 18 Draft Plan Consultation	October – December 2019
Regulation 19 Publication	February-March 2020
Submission of the GNLP to the Secretary of State for the Environment	June 2020
Public Examination	January 2021
Adoption	September 2021

**Other relevant documents**

40. Other relevant documents are set out in the draft Core Documents List (

## Appendix 3)

Table of areas of agreement/disagreement

Level of agreement:

1 - full agreement

2 - Not agreed (add explanatory note)

3 - Partial agreement (add explanatory note)

Norwich City Council	The Applicant		Historic England		Save Britain's Heritage		Norwich Society		Norwich Cycling Campaign		Prospect of resolution
	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
<b>Statement of Common Ground section headings:</b>											
1		The Site and Surroundings			1						
2		Constraints			1						
3		Relevant planning history			1						
4		Description of the Proposal			1						
5		Relevant planning Policy and other material consideration			1			3	This section omits some significant documents (most notably the City Centre Conservation Area Appraisal 2007; the Northern City Centre Area Action Plan 2010; and policies DM 5 & DM 31		
<b>Norwich City Council: Planning matters (as referred to in the Committee Report)</b>											
<b>Main issue 1: Principle of development</b>											
6		Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS11: Norwich City Centre</li> </ul>					3	This policy and relevant heritage policies and others. See proof of evidence			
7		Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2. Achieving sustainable development</li> <li>Chapter 11 Making efficient use of land</li> </ul>					3	As above	1	It would seem that the majority of the development will be built to current building standards: we suggest that the majority should be built to passivhaus or near-passivhaus to minimise climate change emissions	
8		JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.					1				
9		Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.					1				
10		Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion					2	Disagree. See proof of evidence	1	We assume that 'of this kind' in paragraph 1402 referred to the definition in paragraph 139	



	regarding the principle of development.							rather than anything proposed by the developer		
<b>Main issue 2: Development Viability</b>										
11	The following submitted evidence documents provide an appropriate and robust basis for assessing development viability of the proposed scheme:			2	We expect to submit our own viability evidence					
12	<ul style="list-style-type: none"> <li>CD7.87: Anglia Square Viability Report update (including Appendices 1-14)</li> </ul>	1				2	Disagree – missing information	2	We believe that this should be subject to an independent review as we suspect that many of the claims are, to say the least, dubious	
13	<ul style="list-style-type: none"> <li>CD CD9.4: DVS Review of Development Viability Assessment (dated 9 November 2018)</li> </ul>	1				2	Disagree – as above			
14	Paragraph 8a) of the NPPF requires the planning system to ensure that sufficient land of the right types is available in the right places and at the right time to support growth.	1				1				
15	Development viability is a material planning consideration.	1				1		3	The relevance of development viability in terms of being a material planning consideration is limited and should not be a reason for accepting a proposal that fails to meet important obligations imposed by the local authority	
16	Development viability is a material planning consideration when considering whether a development/site is deliverable.	1				1		2	Deliverability of a particular development is not a material planning consideration. The NPPF requires that policies should not undermine the deliverability of the development plan. Therefore this would only become a material planning consideration if it was considered that no development consistent with the development plan was deliverable. This has not been demonstrated.	
17	Norwich City Council have an adopted Exceptional Circumstances Policy in place that allows a claimant to seek relief from Community Infrastructure Levy (CIL) when payment would have an unacceptable impact on the economic viability of development	1				1				

	which would have wide community and regeneration benefits									
18	Norwich City Council have successfully bid for £15million of Housing Infrastructure grant funding in relation to the proposed development.	1			1					
19	The availability of public subsidy and relief are material considerations when assessing whether a development is deliverable	1			1					
20	The following submitted evidence documents provide a proportionate and robust basis for assessing 'reasonable alternatives' studied by the applicant:	1								
21	<ul style="list-style-type: none"> <li>ES Chapter 4 Proposed development and Alternatives (CD4.86 ES Vol 2 (d))</li> </ul>	1			2	Disagree. See proof of evidence				
22	<ul style="list-style-type: none"> <li>SEI Chapter 4 Proposed development and Alternatives (CD7.81SEI(d))</li> </ul>	1			2	Disagree. See proof of evidence	2	We do not believe that alternatives been properly considered		
23	Paragraph 142 – 168 of the Committee Report presents an accurate assessment and reasoned position regarding development viability of the submitted and alternative schemes.	1			2	Disagree. See proof of evidence	2	Again, we do not believe that these have been properly considered and independently assessed		
24	S106 Obligation Schedule 3 meets the requirements of paragraph 55 of the NPPF and secures further viability reviews over the lifetime of the project.	1								
<b>Main Issue 3: Impact of the Development on European Designated Sites</b>										
25	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets.</li> <li>DM6: Protecting and enhancing natural resources</li> </ul>	1								
26	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 2. Achieving sustainable development</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								

27	The following submitted evidence documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development :																				
28	<ul style="list-style-type: none"> <li>ES Chapter 12 Ecology (March 2018) (CD4.86 ES VOL 2 (l))</li> </ul>	1																			
29	<ul style="list-style-type: none"> <li>ES 12.1 Ecology AA (CD4.86ES VOL 3 (r))</li> </ul>	1																			
30	<ul style="list-style-type: none"> <li>Chapter 12 Ecology (September 2018) ( CD7.81 SEI (l) SEI)</li> </ul>	1																			
31	<ul style="list-style-type: none"> <li>Ecology Note of Clarification (CD8.2)</li> </ul>	1																			
32	Paragraph 169 - 181 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the impact of the development.	1							3	We largely agree with this section, but note that acceptability is contingent on securing the necessary developer contributions to mitigate the cumulative impact of the development.											
33	S106 Obligation Schedule 9 meets the requirements of paragraph 55 of the NPPF and secures a proportionate contribution towards measures to mitigate the impact of the Development on European protected sites	1																			
<b>Main issue 4: Principle of Housing</b>																					
34	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS4: Housing Delivery (although this is now out of date in the context of NPPF para 14)</li> <li>JCS11: Norwich City Centre</li> <li>DM12: Ensuring well-planned housing development</li> </ul>	1																			
35	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 5. Delivering a sufficient supply of homes</li> <li>Chapter 11. Making efficient use of land</li> </ul>	1																			
36	The following document provides an up	1																			

	to date and robust assessment of housing supply in Greater Norwich, including Norwich: <ul style="list-style-type: none"> <li>Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-2018 (CD2.1X)</li> </ul>								
37	Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at: <ul style="list-style-type: none"> <li>Greater Norwich: 6.54 years</li> <li>Norwich City: 6.82 years</li> </ul>	1							
38	Housing land supply (for the year 2017-2018) for the Norwich Policy Area, measured against JCS4 housing targets stands at: <ul style="list-style-type: none"> <li>3.94 years<sup>1</sup></li> </ul>	1							
39	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and tenure: <ul style="list-style-type: none"> <li>Central Norfolk Strategic Housing Market Assessment (ORS June 2017)(CD2.21)</li> </ul>	1							
40	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) of the predicted need for market and affordable housing arising from the city council area (15,294 dwellings), over the period 2015 – 2036, approximately 36% is predicted to be for 1 and 2+ bedroom flats (5511 dwellings)	1							
41	The proposed development is capable of meeting 22% of Norwich's predicted need for 1 and 2+ bedroom flats	1							
42	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) there is a local need for affordable housing in Norwich of 5,828 dwellings over the period 2015-2036. This equates to a need for 38% of new homes over the plan period to be affordable	1							
43	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017)	1				2	A large development such as this should reflect a far better balance, in particular by		

	the housing mix required in Norwich is for 57% of affordable housing provision to be in the form of 1 and 2-bed flats, and the remaining 43% to be houses.								including more houses			
44	The proposed affordable homes comprising a minimum of 109 x 1 bedroom flats and 9 x 3 bedroom houses will assist in meeting identified affordable housing need in Norwich	1							2	This is a long way from meeting the aspirations of the planning guidance for the site		
45	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) the predominant need in Norwich is for affordable rented products (84% of total affordable provision). The need for low cost home ownership products is 16%.	1										
46	The proposed affordable tenure mix including 85% for social rent will assist in providing homes for those most in affordable housing need in Norwich	1							3	The proposed social rent proportion is only valid if there are social housing providers willing to operate them. No evidence has been provided to satisfy the requirements of the affordable housing SPD in this regard.		
47	NPPF paragraph 64 – In the context of 46 above the inclusion of at least 10% of the proposed homes to be available for affordable home ownership as part of the overall affordable housing contribution from the Site would significantly prejudice the Council's ability to meet identified affordable housing need in Norwich.	1										
48	In accordance with DM2, all residential units will meet or exceed national standard for internal space from "Technical housing standards - nationally described space standard".	1										
49	In accordance with DM12, a minimum of 10% of residential units will meet the requirements of Building Regulations M4 (2) for accessible and adaptable dwellings, which replaces the Lifetime Homes standard.	1										
50	The proposed quantum of development (1209-1250 dwellings) will assist in boosting Norwich's supply of housing.	1										
51	The development proposal includes an absolute commitment to on-site	1							3	The affordable dwellings are within later phases,		

	provision of a minimum of 120 affordable dwellings significantly increasing supply within the locality of the site (NR3 postcode).										and therefore there is no guarantee that they will be delivered.		
52	Paragraph 182 - 223 of the Committee Report, as updated by section 12 of the Council's Statement of Case, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.	1											
53	Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the requirements of paragraph 55 of the NPPF, secure satisfactory housing standards, the provision of affordable housing and appropriate measures to mitigate the impact of development.	1											
<b>Main Issue 5: Proposed Retail and Other Town Centre Uses</b>													
54	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>• JCS11: Norwich City Centre</li> <li>• JCS 19: The hierarchy of centres</li> <li>• DM16: Supporting the needs of business</li> <li>• DM17 Supporting small business</li> <li>• DM18: Promoting and supporting centres</li> <li>• DM20: Protecting and supporting city centre shopping</li> </ul>	1											
55	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>• Chapter 2 Achieving sustainable development</li> <li>• Chapter 6 Building a strong, competitive economy</li> <li>• Chapter 7 Ensuring the vitality of town centres</li> </ul>	1											
56	The application site (main site see paragraph 7) falls entirely within the boundary of the Anglia Square/Magdalen Street centre, defined as a Large District Centre under JCS19: The hierarchy of centres.	1											
57	Under criteria a) of DM18, retail, leisure and other main town centre uses (with the exception of B1 offices) will be permitted within large district centres where their scale is appropriate to the	1											

	centre's position in the hierarchy as set out in JCS policy 19 and does not exceed the indicative thresholds set out in DM Plan Appendix 4																			
58	DM Plan Appendix 4 sets no threshold for the scale of main town centre uses within defined Large District Centres.	1																		
59	The application proposes the demolition of 10, 282 sqm GIA of floorspace falling within the A1/A3 Use Class <sup>2</sup>	1																		
60	The proposed total quantum of floorspace for flexible commercial use (A1/A2/A3/A4/B1/D1/sui generis) is 11,000sqm GEA (9850sqm GIA)	1																		
61	Paragraph 224 - 257 of the Committee Report, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.	1																		
62	Recommended planning conditions no. 11, 12, 16, 17,18, 19, 61, 62, 63, 64 and 65 and S106 Obligation Schedule 4, 5 and 8 meet the requirements of paragraph 55 of the NPPF and ensure the development supports the vitality and viability of the Large District Centre and mitigate impact on the City Centre's defined primary and secondary retail areas	1																		
63	With the imposition of the aforementioned planning conditions, no 'significant adverse impact' under the terms set out in paragraphs 89 and 90 of the NPPF will occur.	1																		
<b>Main issue 6: Socio- economic considerations</b>																				
64	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 5 The economy JCS 4 Housing delivery</li> <li>JCS 7 Supporting communities</li> </ul>	1																		
65	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 5 Delivering a sufficient supply of homes</li> <li>Chapter 6 Building a strong, competitive economy</li> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1																		

66	The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:									
67	<ul style="list-style-type: none"> <li>ES Chapter 11 Anglia Square Socio- Economics Assessment (CD4.86 ES VOL 2 (k) and technical appendix CD4.86 ES VOL 3 (n))</li> </ul>	1								
68	<ul style="list-style-type: none"> <li>SEI Chapter11 Anglia Square Socio- Economics Assessment (CD7.81 SEI (k))</li> </ul>	1								
69	Paragraphs 258 – 301 of the Committee Report present an accurate assessment and reasoned conclusion regarding the impact of the development.	1								
70	Recommended planning conditions no. 12, 22, 28, 40, 64 and S106 Obligation Schedule 2, 4, 5, 7, 8 and 11 meet the requirements of paragraph 55 of the NPPF, secure public benefits and satisfactory measures to mitigate the impact of development.	1								
<b>Main issue 7: Design and heritage</b>										
71	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design</li> <li>DM3: Delivering high quality design</li> <li>DM9 Safeguarding Norwich's heritage</li> </ul>	1	1		1					
72	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 16 Conserving and enhancing the historic environment</li> </ul>	1	1		1					
73	The entire site is located within the boundary of Norwich City Centre Conservation Area	1	1		1					



74	The entire site is located within the Anglia Square character area of the Norwich City Centre Conservation Area	1		1		1		3	Since the construction of the St Augustines Gyratory, the parcel of land on Edward Street has De facto become part of the Northern City Character Area.		
75	All buildings comprising the Anglia Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal	1		1		2	See proof of evidence.	2	The buildings on Pitt Street facing St Crispin's roundabout are locally listed		
76	Building for Life 12 (BfL) is an appropriate and robust tool for assessing the place making qualities of the proposal development.	1		2	We may comment on this and the assessment in the officers' report in evidence			1			
77	The assessment of each BfL question set out in the Committee Report at paragraphs 315 - 359 is correct, subject to the comment below :  and for Q8, a comment added:  "The thrust of q8 is the legibility of the residential external entrances, for which the rating is Green, whilst the character of the corridors within the buildings leading to individual flat entrances result in the overall Amber rating."			2	As above.			2			
78	BfL Question 1 – Amber	1						2	Red - the excessive scale more than outweighs the new connections created		
79	BfL Question 2 – Green	1						2	Amber - the scheme will remove the current local craft and speciality stores		
80	BfL Question 3 – Green	1									
81	BfL Question 4 – Amber	1						2	Red - The number of affordable homes is significantly under target; very few 3-bed homes		
82	BfL Question 5 – Amber	1						2	Red - sense of place does not derive from the character of the local area, and will in fact largely destroy it		
83	BfL Question 6 – Green	1						2	Red - this question has been considered to only refer to existing buildings within the site, but it should also consider its		

									context, where the proposals are totally out of scale with surrounding buildings. There are serious concerns about the microclimate created by the height and juxtaposition of the new buildings the pages of it		
84	BfL Question 7 – Green	1						2	Red – again this should consider surrounding streets and spaces, not just those within the site. The scale of the proposed buildings weill totally dominate and overshadow the existing surrounding streetscapes		
85	BfL Question 8 – Amber	1						3	Red – agree with the comments made, which should have scored a red rating		
86	BfL Question 9 – Green	1									
87	BfL Question 10 – Green	1									
88	BfL Question 11 – Green	1									
89	BfL Question 12 - Green	1									
90	Paragraphs 315 – 359 of the Committee Report present an accurate and reasonable assessment of the proposed development	1						2	BfL scores should be downgraded for questions 1-8, therefore the summary conclusions are not acceptable		
<b>The Tower</b>											
91	The insertion of a tower into the city centre north of the river Wensum can be justified as part of the historical evolution of the city whereby its population is increasing, leading to the gradual spread of larger building typologies north of the river over the last two hundred years.	1		2	This statement lies at the heart of what will be disputed at the inquiry.	2	See proof of evidence	2	This is not a valid argument		
92	A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it.	1		2	This statement is not informed by an understanding of the historic, character and significance of Norwich.	2	See proof of evidence	2	A tower is not required to attract people, and has no role in symbolizing regeneration		
93	Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings.	2	The Applicant does not accept this is a relevant consideration	1		1		1	This is obviously relevant as it defines the local heritage of public spaces in Norwich		
94	A residential tower has less justification for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose.	3	The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best practice which requires a particular use to justify a tower	3	We agree with the statement, bar the suggestion that the marking of space provides any justification for a residential tower in Norwich.	1		1	There is no tradition of residential towers marking public spaces, on the contrary the symbolism of the tower blocks from the '60's achieves a negative association.		
95	A tower would act as a waymarker helping people to orientate and navigate around the city, and contributing to its legibility generally.	1		1	This does not justify the construction of a tower here.	2	See proof of evidence	2	This is ludicrous argument: the cathedrals and City Hall already provide adequate waymarkers		

96	Anglia Square is a the only large district centre in the north of the city centre and is therefore the most suitable place in that part of the city centre for a tower to be located.	1	2	The first part of the statement is agreed, being factual; the second presupposes the desirability of constructing a tower, which is not accepted.	2	See proof of evidence	3	Agreed it is the only large district centre, but that is justification for a tower		
97	The proposed location for the tower is the most suitable place within the Anglia Square redevelopment area because it faces the largest public space within the development at a point opposite the proposed cinema and where St George's Street "hinges".	1	2	Again, this presupposes the desirability of building a tower, with no consideration for the protection in statute and policy for the character and significance of designed heritage assets.			2	Disagree with the concept of a tower, so nowhere in the development is the most suitable		
98	The tower does not block views of the Anglican Cathedral from Aylsham Road or St Augustine's Street but it does diminish and harm them through its competing prominence.	1	1							
99	The architectural treatment of the tower is distinctive by comparison with towers in other cities and other buildings within the Anglia Square development.	1	3	The meaning of the first half of this sentence is obscure. It is the case that proposed the architectural treatment of the tower is distinct from that of the remainder of the proposed development.	2	See proof of evidence	3	It is architecturally undistinguished and differentiation is therefore irrelevant		
100	The tower fails to provide public vantage points, which would have been desirable.	3		There is no requirement for such access in policy or best practice.	1		2	No reason to provide public vantage points – the city already has fine panoramic vantage points		
<b>Heritage Impact</b>										
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets.	1	3	We have not filled in the impact column using the language of environmental assessment. Our evaluation is that the impact in all cases (bar the total loss of the locally listed buildings) would be to cause less than substantial harm – the degree of which we shall consider in evidence.						
103	Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i)) provides an accurate description of the significance of relevant designated assets		2	We shall present our own assessment in our evidence.	2	See proof of evidence	3	The descriptions of the assets and their settings are generally acceptable, however we disagree with the conclusions drawn about the impact of the future development. This should not be judged in comparison with the damage already inflicted by Anglia Square, but by creating real improvements.		
104	The viewpoints listed in Table 1 – Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate basis		1	We have not offered views on the "TVIA" rating, as it is not our role to replicate / modify the consultants' work. This does not imply agreement with the consultants'	2	See proof of evidence	3	The viewpoints are acceptable, but should be considered in a wider context than the illustrated views, as a small movement to either side can make a significant difference in		

	of the development.								
105	The proposed development will not lead to substantial harm to any designated heritage asset		1		2	See proof of evidence	2	Totally strongly disagree with this assertion, which contradicts the Council's own report	
106	Development viability and deliverable alternatives are material to the consideration of whether harm to the significance of designated assets may be justified. (NPPF Paragraph 193)			This is a very broad statement of principle the implications of which are unclear. The reference should perhaps be to paragraph 194.	1	we agree that NPPF applies	2	Our heritage is irreplaceable and should not be jeopardized for short-term economic gain	
107	Recommended planning conditions no. 4, 5, 58, 60 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.				2	we do not agree that the conditions provide satisfactory mitigation. See proof of evidence.	3	We agree that the conditions that are in place are appropriate, but disagree that this secures a satisfactory scheme design or is appropriate to mitigate the impact of the development.	
							2	The quoted planning conditions will secure satisfactory scheme design as we object to the current design and quantum of the proposals	
<b>Main issue 8: Landscaping and openspace</b>									
108	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design DM2: Amenity</li> <li>DM3: Delivering high quality design</li> <li>DM8 Planning effectively for open space and recreation</li> </ul>	1		2	Policies relating to the historic environment may also be relevant.				
109	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 8 Promoting healthy and safe communities</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1		2	This subject potentially touches on the conservation of the historic environment.				
110	The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:								
111	<ul style="list-style-type: none"> <li>Landscape Report) CD 4.92</li> </ul>	1							
112	<ul style="list-style-type: none"> <li>Landscape Strategy Addendum (CD7.85)</li> </ul>	1							

113	<ul style="list-style-type: none"> <li>Landscape General Arrangement (CD7.83)</li> </ul>	1								
114	<ul style="list-style-type: none"> <li>Roofplan General Arrangement (CD7.84)</li> </ul>	1								
115	<ul style="list-style-type: none"> <li>Bat Survey Report (CD8.4)</li> </ul>	1								

116	<ul style="list-style-type: none"> <li>Arboricultural Impact Assessment and Protection Plan (CD4.82)</li> </ul>								
117	Paragraphs 439 - 461 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1		2	The impact of the proposed development and the question of whether or not it should be granted planning permission are central matters at this inquiry.				
118	Recommended planning conditions no. 5, 15 and S106 Obligation Schedule 4 and 11 meet the requirements of paragraph 55 of the NPPF, secure public and environments benefits and satisfactory measures to mitigate the impact of development.	1			No comment				
<b>Main issue 9: Amenity</b>									
119	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM2: Amenity</li> <li>DM12: Ensuring well-planned housing development</li> <li>DM13 Communal development and multiple occupation</li> </ul>	1				3	We would also consider DM30 and DM31 to be of particular relevance here, in particular DM31e.		
120	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 11 Making effective use of land</li> <li>Chapter 12 Achieving well-designed places</li> </ul>	1							
121	The following documents provide an appropriate and robust basis for assessing the impact on the surroundings and future conditions within the development:								
122	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report (CD4.84)</li> </ul>	1				2	We disagree with the analysis of the data and conclusions reached within this report.		
123	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report Addendum (CD7.78)</li> </ul>	1				2	This report reaches unreasonable conclusions, particularly given that Dalymond Court was not built when the previously consented scheme received permission.		
124	Paragraphs 462 - 481 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
<b>Main issue 10: Transport</b>									

125	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS6: Access and transportation</li> <li>DM28 Encouraging sustainable travel</li> <li>DM29 Managing car parking demand in the city centre</li> <li>DM31 Car parking and servicing</li> <li>DM32 Encouraging car free and low car housing</li> </ul>	1																		
126	<p>Most relevant sections of the NPPF for the consideration of this matter: Chapter 9, paras 102 – 111: Promoting sustainable transport; in particular, the proposed development:</p>	1																		
127	<ul style="list-style-type: none"> <li>complies with planning policies (104)</li> </ul>	1																		
128	<ul style="list-style-type: none"> <li>has an appropriate level of parking (105, 106)</li> </ul>	1																		
129	<ul style="list-style-type: none"> <li>has had the level of impacts determined and effectively mitigated to an acceptable degree (108) and that the t residual cumulative impacts on the road network would not be severe (109)</li> </ul>	1																		
130	<ul style="list-style-type: none"> <li>would give priority to pedestrians/cyclists and those with reduced mobility in a safe manner;</li> <li>would provide accessibility to comprehensive bus services and</li> <li>would make provision for Residential and Commercial Travel Plans (110 – 111)</li> </ul>	1																		
131	<p>The following documents provide an appropriate and robust basis for assessing the cumulative impact of the development on the transport network and on highway safety:</p>																			
132	<ul style="list-style-type: none"> <li>Design and Access Statement (CD4.10)</li> </ul>	1																		
133	<ul style="list-style-type: none"> <li>Access Plan (CD4.13)</li> </ul>	1																		
134	<ul style="list-style-type: none"> <li>ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f))</li> </ul>	1																		
135	<ul style="list-style-type: none"> <li>Design and Access Statement Addendum (CD7.10)</li> </ul>	1																		
136	<ul style="list-style-type: none"> <li>SEI Chapter 6 Transport (CD7.81 SEI (f))</li> </ul>	1																		

137	<ul style="list-style-type: none"> <li>• Anglia Square Transport Assessment (March 2018)(CD4.86 ES VOL 3 (h))</li> </ul>	1								
138	<ul style="list-style-type: none"> <li>• Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018)</li> </ul>	1								
139	<ul style="list-style-type: none"> <li>• Cycle Provision Schedule (CD7.73)</li> </ul>	1								
140	<ul style="list-style-type: none"> <li>• Proposed Parking Schedule (CD7.74)</li> </ul>	1								
141	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
142	Recommended planning conditions no, 6, 7, 8, 9, 10, 15, 25, 26, 27, 28, 49, 50, 51, 52, 53, 54 and 56 and S106 Obligation Schedule 6 and 10 meet the requirements of paragraph 55 of the NPPF, secures satisfactory design standard and appropriate measures to mitigate the impact of development	1								
<b>Main issue 11: Air quality</b>										
143	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>• DM2 Ensuring satisfactory living and working conditions</li> <li>• DM11 Protecting against environmental hazards</li> </ul>	1								
144	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>• Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1				3	Chapter 8 is also particularly relevant for this issue.			
145	The following documents provide an appropriate and robust basis for assessing the in combination impact of the development on the environment:									
146	<ul style="list-style-type: none"> <li>• ES Chapter 10 Air Quality (CD4.86 VOL 2 (j))</li> </ul>	1								
147	<ul style="list-style-type: none"> <li>• Air Quality Assessment (CD4.86 ES VOL (m)</li> </ul>	1								
148	<ul style="list-style-type: none"> <li>• SEI Chapter 10 Air quality (CD7.81 SEI (j))</li> </ul>	1								



149	<ul style="list-style-type: none"> <li>Revised Air Quality Assessment (CD7.77)</li> </ul>	1							
150	Paragraphs 509 - 525 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
151	The development incorporates measures which will mitigate the effects of existing or potential further deterioration in local air quality through: design, distribution of uses and a site wide access and travel plan strategy	1							
152	Recommended planning conditions no.15, 28 and 42 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1							
<b>Other matters: Noise</b>									
153	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM2 Ensuring satisfactory living and working conditions</li> <li>DM11 Protecting against environmental hazards</li> </ul>	1							
154	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1				3	Chapter 8 is also particularly relevant for this issue.		
155	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:								
156	<ul style="list-style-type: none"> <li>ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))</li> </ul>	1							
157	<ul style="list-style-type: none"> <li>Noise Assessment (CD4.86 ES VOL3 (i))</li> </ul>	1							
158	<ul style="list-style-type: none"> <li>SEI Chapter 9 Noise (CD7.81 SEI (i))</li> </ul>	1							
159	<ul style="list-style-type: none"> <li>Environmental Noise Assessment Addendum (September 2018) (CD7.81)</li> </ul>	1							
160	Paragraphs 526 - 535 of the Committee Report present an accurate assessment	1							

	and reasoned conclusion regarding the proposal and the impact of the development.								
161	Recommended planning condition no 41 meets the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1							
<b>Other matters: Wind turbulence</b>									
162	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment. <ul style="list-style-type: none"> <li>Anglia Square Wind Assessment and desk study (Sept 2018)</li> </ul>	1							
163	Paragraphs 536 - 539 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
<b>Other matters: Energy and water</b>									
164	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS3: Energy and water</li> <li>DM3: Delivering high quality design</li> </ul>	1				2	Add DM4		
165	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 14 Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1							
166	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.								
167	<ul style="list-style-type: none"> <li>Water Efficiency Statement (March 2018)</li> </ul>	1							
168	<ul style="list-style-type: none"> <li>Energy Statement Report (Rev A) (Sept 2018) (CD7.79)</li> </ul>	1				3	The energy efficiency measures are disappointing with only a 11.63% reduction in energy demand w.r.t. 2013 Building Regulations. Use of gas combi boilers for flats is unimaginative. When seen against current passivHaus developments in Norwich, we do not understand how no LZC system is viable. We agree with		

													the Committee report that a site wide renewable strategy would be preferable for a scheme of this scale		
169	Paragraph 540 - 545 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development	1													
170	Recommended planning conditions no. 44, 45, 46, 47 meet the requirements of paragraph 55 of the NPPF, ensures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1													
171	Recommended planning condition 47 The residential development shall incorporate sustainable design and construction measures to achieve the estimated minimum energy and carbon emissions reductions % specified in section 8.00 of the Energy Statement Report – Rev A’ - provides flexibility for the development to incorporate a range of measures and technologies.	1						2		We can't find this condition within the committee report.					
<b>Other matters: Archaeology</b>															
172	Most important development plan policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage	1			1					We have not commented on the archaeological implications of the proposed development, leaving this to Norfolk County Council.					
173	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment	1			1										
174	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:														
175	• ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h))	1													
176	• Archaeology Impact Assessment (CD4.86 ES VOL 3 (k))	1													
177	• SEI Chapter Archaeology (CD7.81 SEI (h))	1													
178	Paragraphs 546 - 548 of the Committee Report present an accurate assessment	1													

	and reasoned conclusion regarding the proposal and the impact of the development.																			
179	Recommended planning condition no. 29 and 30 meet the requirements of paragraph 55 of the NPPF, secures appropriate measures to mitigate the impact of development	1																		
<b>Other matters: Flood risk and surface water drainage</b>																				
180	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets</li> <li>DMS Planning effectively for flood risk</li> </ul>	1																		
181	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 14. Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1																		
182	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:																			
183	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 1 March 2018 (CD4.87)</li> </ul>	1																		
184	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 2 (CD4.88)</li> </ul>	1																		
185	<ul style="list-style-type: none"> <li>Flood Risk Assessment Addendum (CD7.82)</li> </ul>	1																		
186	Paragraphs 549 - 553 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1																		
187	Recommended planning conditions no. 36, 37 and 38 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1																		
<b>Other matters: Contamination</b>																				
188	Most important development plan policies for the consideration of this	1																		

	<p>matter:</p> <ul style="list-style-type: none"> <li>DM11 Protecting against environmental hazards</li> </ul>									
189	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								
190	<p>The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:</p> <ul style="list-style-type: none"> <li>Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report (CD4.83)</li> </ul>	1								
191	<p>Paragraphs 554 - 555 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.</p>	1								
192	<p>Recommended planning conditions no. 31, 32, 33, 34 and 35 meet the requirements of paragraph 55 of the NPPF and secures measures to satisfactorily mitigate the impact of development</p>	1								
<b>Other matters: Health impact</b>										
193	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS 7 Supporting communities</li> </ul>	1				3	We consider DM22 to be particularly relevant to this issue.			
194	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1								
195	<p>The following documents provide an appropriate and robust basis for assessing the impact of the development.</p> <ul style="list-style-type: none"> <li>Health Impact Assessment Report (CD4.89)</li> </ul>	1								
196	<p>Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.</p>	1								
197	<p>Recommended planning conditions 5, 15, 22, 28, 40, 41, 42, 43, 64, 65 and S106 Obligation Schedule 2, 11 meet</p>	1								

	the requirements of paragraph 55 of the NPPF, secure measures to mitigate the impact of development.								
	<b>Public benefits</b>								
				With the exception of the first two points, these are points of evidence for proofs. We respond here only to the point about heritage benefits.					
198	Paragraph 196 of the NPPF requires less than substantial harm to be weighed against the public benefits of a proposal.	1	1						
199	NPPG (Paragraph: 020 Reference ID: 18a-020-20190723) defines public benefits as, including anything that delivers economic, social or environmental objectives should be weighed against the harm to the significance of designated heritage assets.	1	1			3	Also needs to be weighed against other forms of harm, not just designated heritage assets.		
200	In the context of 199 above public benefits of the development include:	1							
201	The proposal will unlock a highly sustainable site for development, arresting the dereliction and decline and significant underuse which has persisted for the last two decades.	1			2		we disagree with the public benefits claimed. See proof of evidence		
202	The proposed quantum of development will assist in very significantly increasing Norwich's supply of housing	1			2		As above		
203	The proposed quantum of development will assist in significantly increasing Norwich's supply of affordable housing	1			2		As above		
204	The proposed quantum and mix of development will support permanent economic growth within the Northern City Centre Regeneration area and the wider city	1			2		As above		
205	The proposed development will support permanent social benefits through the provision of new homes, new jobs, improved shopping and leisure facilities and the creation of a safer and more accessible public spaces and routes	1			2		As above		
206	The development will positively assist in addressing deprivation in this part of the city	1			2		As above		
207	The proposed development will positively support the long term vitality and function of the Anglia Square Magdalen Street Large District Centre.	1			2		As above		
208	The development makes effective use of a brownfield site for homes and other uses.	1			2		As above		
209	The proposal focuses significant	1				3	The location is highly		

	development in a highly sustainable location limiting the need for travel and offering a genuine choice of transport modes			2	As above		sustainable, but genuine choice of transport modes are not sufficiently offered by this scheme.		
210	The development will deliver heritage benefits through the: removal of areas of undeveloped wasteland from the conservation area; removal of buildings identified as negative buildings from the conservation area; creation of new streets and squares attracting more people to this part of the city centre conservation area; establishing framed views of St Augustine's Church and the Anglican cathedral from within the development and enhancing Magdalen Street through high quality replacement buildings.	1	2	We shall discuss the nature of any "heritage benefits" in our evidence.	2	As above	3	We agree that removal of undeveloped wasteland would be positive, but that replacement buildings and spaces are not of sufficient quality to be considered a public benefit.	

1. Report to Norwich City Sustainability Panel 25 September 2019.

<https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zml0aR%2fkEnXE2VYFyJWL6zxX%2flxldUmNemtzJNkyVUSVeUOA%3d%3d&rUzwrPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNih225F5QMqQWctPHwdhUfCZ%2flUQzgA2ul5jNRG4jdQ%3d%3d&mCTIbCubSFFxsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAjvYtyA%3d%3d=ctNJf55vVA%3d&FgPLIEYlot5%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qji0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJf55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJf55vVA%3d>

2. The former Budgens supermarket has been included in this total.



## Appendix 1 – Floorspace Schedule

Building	Use Class	Existing floorspace (sqm GIA)	Vacant (sqm GIA)
Anglia Square Shopping Centre [1]	A1	-977	1,625
41 Pitt Street	A1	99	99
43-45 Pitt Street	A1	91	0
47-51 Pitt Street	A1	528	0
53-55 & 55A Pitt Street (front)	A1	259	0
	A2	0	0
Anglia Square Shopping Centre	A3/A4/A5	106	0
92-94 Magdalen Street (first floor)	Sui Generis (Former Twilight Nightclub)	958	958
18-23 Anglia Square	Sui Generis (Anglia Square Cars)[5]	2,172	0
14-15 Botolph Way	Sui Generis (Coral Racing)	123	0
57-61 Pitt Street	Sui Generis (Car Wash)	583	0
	<b>Total Class A &amp; Sui Generis</b>	<b>3,942</b>	<b>2,682</b>
Sovereign House	B1	10,949	10,949
Shopping Centre Management Suite	B1	166	0
53-55 & 55A Pitt Street (rear)	B1	260	260
Artist Studios within Gildengate House [2]	B1	4,786	0
Surrey Chapel [3]	D1	780	0
Former Hollywood Cinema	D2	1,731	1,731
Former Edward Street Club	D2	846	846
MSCP (7 storeys) [4]		16,800	16,800
	<b>Total</b>	<b>40,260</b>	<b>33,268</b>
	<b>Total excluding MSCP</b>	<b>23,460</b>	<b>16,468</b>

Source: Valuation File (NIA:GIA ratio of 85% assumed) unless otherwise indicated

**Notes:**

[1] includes premises along Botolph Way, Annes Walk and Magdalen Street

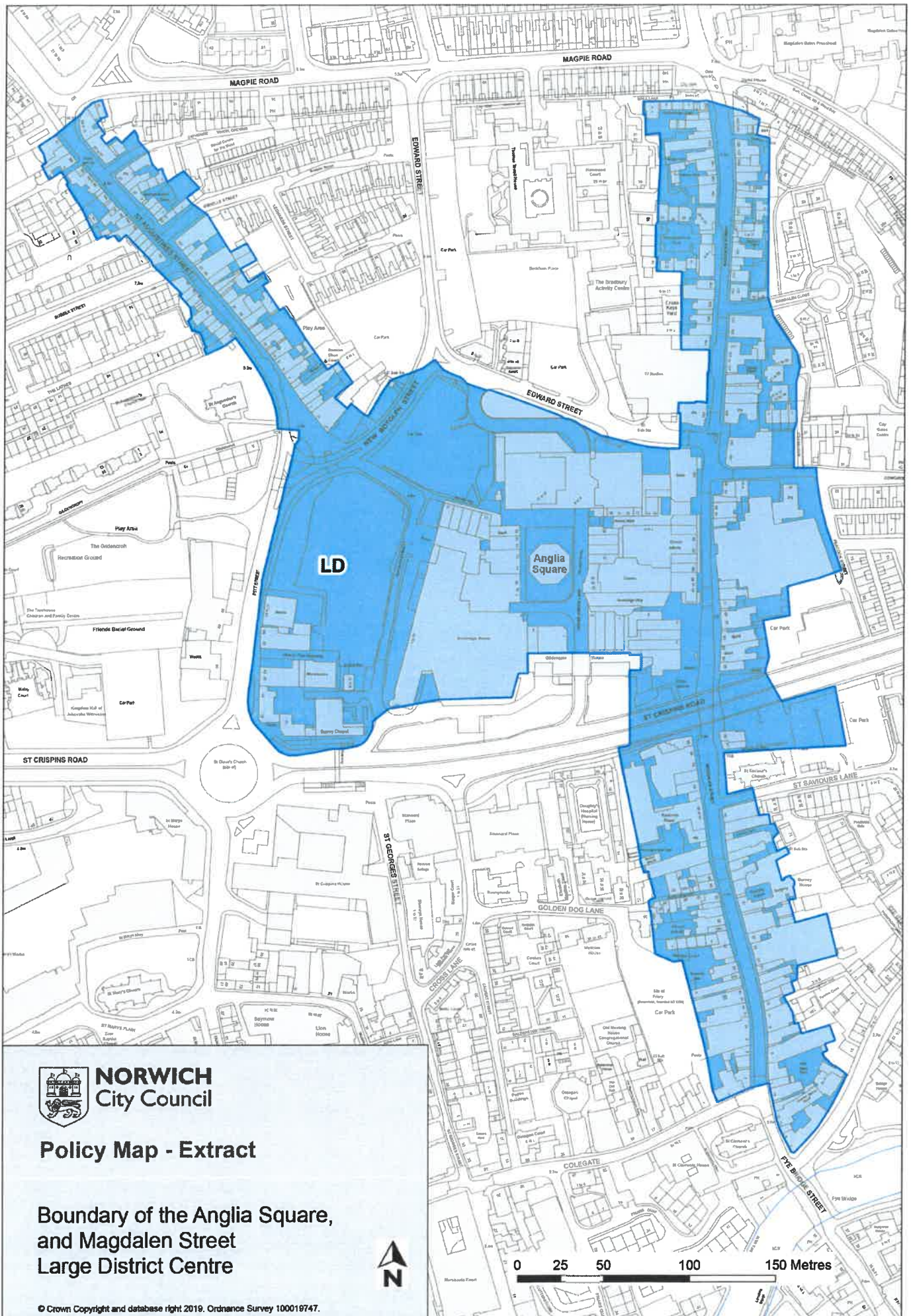
[2] excludes vacant top floor(s)

[3] existing GIA taken from planning application form dated 10/09/08

[4] estimated floorspace taken from Structural Feasibility Report dated 22/09/14 (prepared by Conisbee)

[5] former Budgens supermarket

Appendix 2 – Anglia Square Policy Map extract



**NORWICH**  
City Council

**Policy Map - Extract**

**Boundary of the Anglia Square,  
and Magdalen Street  
Large District Centre**



0 25 50 100 150 Metres

## Appendix 3 – Draft Core Documents List

**Core Documents List (draft August 2019)**

Core Document Number	Author	Title	Date
<b>A. GOVERNMENT GUIDANCE AND RELEVANT LEGISLATION</b>			Date
CD1.1	MHCLG	National Planning Policy Framework (February 2019)	Feb-19
CD1.2	MHCLG	National Planning Practice Guidance (PPG)	Jul-19
<b>B. DEVELOPMENT PLAN, EMERGING PLAN AND EVIDENCE BASE DOCUMENTS</b>			Date
CD2.1	Norwich City Council	City of Norwich Replacement Local Plan (adopted Nov 2004)	Nov-04
CD2.2	Development Partnership	Joint Core Strategy for Broadland, Norwich and South Norfolk, ('JCS') (adopted March 2011 with amendments adopted January 2014)	Jan-14
CD2.3	Norwich City Council	Norwich Development Management Policies Local Plan, ('DM Plan') (adopted December 2014)	Dec-14
CD2.4	Norwich City Council	Norwich Development Site Allocations Local Plan, ('SA Plan'), (adopted December 2014)	Dec-14
CD2.5	Broadland District, Norwich City and South Norfolk Councils	Greater Norwich Local Plan ('GNLP'), Regulation 18 Draft Plan Consultation	Oct-18
CD2.6	Broadland District, Norwich City and South Norfolk Councils	GNLP Call for Sites (May-July 2016)	May-16
CD2.7	Broadland District, Norwich City and South Norfolk Councils	GNLP Regulation 18 Growth Options and Site Proposals Consultation (January-March 2018)	Jan-18
CD2.8	Broadland District, Norwich City and South Norfolk Councils	GNLP Regulation 18 Consultation on New, Revised and Small Sites (October-December 2018)	Oct-18
CD2.9	GVA	Greater Norwich Employment, Town Centre and Retail Study (December 2017)	Dec-17
CD2.10	Norwich City Council	Norwich City Centre Conservation Area Appraisal (2007)	Sep-07
CD2.11	Norwich City Council	Anglia Square Policy Guidance Note ('PGN') (adopted 2017)	Mar-17
CD2.12	Norwich City Council	Northern City Centre Area Action Plan 2010 ('NCCAAP') (now expired)	Mar-10
CD2.13	Norwich City Council	Local Development Scheme (revised October 2018)	Oct-18
CD2.14	Greater Norwich Growth Board	Annual Monitoring Reports (AMR)	Sep-19
CD2.15	Norwich City Council	Planning Applications Committee Report and Minutes 6 December 2018 (Application Ref 18/00330/F)	Dec-18
CD2.16	Norwich City Council	Community Infrastructure Levy Guidance Note 7: Exceptional Circumstances Relief Policy (July 2019)	Jul-19
CD2.17	Norfolk County Council	Car Parking Standards	2007
CD2.18	Norfolk County Council	Cycle Parking Standards	2007
CD2.19	Norfolk County Council	Norfolk County Council Local Transport Plan	Apr-11
CD2.20	Norfolk County Council	Travel Plan Guidance, Norfolk County Council, May 2019	May-19
CD2.21	Broadland District, Norwich	Central Norfolk Strategic Housing Market Assessment (ORS June 2017)	Jun-17
<b>C. SUPPLEMENTARY PLANNING GUIDANCE</b>			Date
CD3.1	Norwich City Council	Affordable housing SPD (adopted March 2015) ( <i>superseded</i> )	Mar-15
CD3.2	Norwich City Council	Affordable housing SPD (adopted July 2019)	Jul-19
CD3.3	Norwich City Council	Open space and play space SPD (adopted October 2015)	Oct-15
CD3.4	Norwich City Council	Landscape and trees (adopted June 2016)	Jun-16
CD3.5	Norwich City Council	Heritage Interpretation SPD (adopted December 2015)	Dec-15
CD3.6	Norwich City Council	Main town centre uses and retail frontages SPD (adopted December 2014)	Dec-14
<b>D. PLANNING APPLICATION DOCUMENTS (REF: 18/00330/F) (MARCH 2018)</b>			Date
CD4.1	Weston Homes	Application Form	Mar-18
CD4.2	Weston Homes	CIL Form	Mar-18
CD4.3	Weston Homes	Affordable Housing Statement	Mar-18
CD4.4	Iceni Projects	Planning Obligations Statement	Mar-18
CD4.5	Iceni Projects	Planning Statement	Mar-18
CD4.6	Iceni Projects	Town Centre Uses Statement	Mar-18
CD4.7	Cushman and Wakefield	Retail Strategy Report	Mar-18
CD4.8	Cushman and Wakefield	Illustrative Ground Level Plan for Retail Strategy_31467-A03-P2-054	Mar-18
CD4.9	Cushman and Wakefield	Statement of Community Involvement	Mar-18
CD4.10	Broadway Malyan	Design and Access Statement	Mar-18
CD4.11	Broadway Malyan	31467-1401-Drawing Register	Mar-18
CD4.12	Broadway Malyan	180205_01 Illustrative Masterplan Ground Floor_A01P2001	Mar-18
CD4.13	Broadway Malyan	Access - 31467-A01-PP-300	Mar-18
CD4.14	Broadway Malyan	Development Parcel - 31467-A01-PP-400	Mar-18
CD4.15	Broadway Malyan	Land Use Ground Floor - 31467-A01-PP-200	Mar-18
CD4.16	Broadway Malyan	Land Use First Floor - 31467-A01-PP-201	Mar-18
CD4.17	Broadway Malyan	Land Use Third Floor - 31467-A01-PP-202	Mar-18
CD4.18	Broadway Malyan	Land Use Fourth Floor - 31467-A01-PP-203	Mar-18
CD4.19	Broadway Malyan	Land Use Level Seven - 31467-A01-PP-204	Mar-18
CD4.20	Broadway Malyan	Land Use Ninth Floor 31467-A01-PP-205	Mar-18
CD4.21	Broadway Malyan	Land Use Twelfth Floor - 31467-A01-PP-206	Mar-18
CD4.22	Broadway Malyan	Land Use Fifteenth Floor - 31467-A01-PP-207	Mar-18
CD4.23	Broadway Malyan	Proposed Building Heights - 31467-A01-PP-100	Mar-18
CD4.24	Broadway Malyan	Public Realm - 31467-A01-PP-500	Mar-18
CD4.25	Broadway Malyan	Detailed Application Boundary - 31467-A02-P2-101	Mar-18
CD4.26	Broadway Malyan	Existing Buildings - 31467-A02-P2-200	Mar-18
CD4.27	Broadway Malyan	Existing Buildings Demolition Plan - 31467-A02-P2-201	Mar-18
CD4.28	Broadway Malyan	Hybrid Application Boundary - 31467-A02-P2-100	Mar-18
CD4.29	Broadway Malyan	Illustrative Phasing Strategy - 31467-A02-P2-400	Mar-18
CD4.30	Broadway Malyan	BlockA Ground Flr 31467-A03-P2-A-000	Mar-18
CD4.31	Broadway Malyan	Block A 1st Flr 31467-A03-P2-A-001	Mar-18
CD4.32	Broadway Malyan	Block A 2nd Flr 31467-A03-P2-A-002	Mar-18
CD4.33	Broadway Malyan	Block A 3rd Flr 31467-A03-P2-A-003	Mar-18
CD4.34	Broadway Malyan	Block A 4th Flr 31467-A03-P2-A-004	Mar-18
CD4.35	Broadway Malyan	Block A 5th Flr 31467-A03-P2-A-005	Mar-18
CD4.36	Broadway Malyan	Block A 6th Flr 31467-A03-P2-A-006	Mar-18
CD4.37	Broadway Malyan	BlkA 6thFlr Prkg 31467-A03-P2-A-006A	Mar-18
CD4.38	Broadway Malyan	Block A 7th Flr 31467-A03-P2-A-007	Mar-18
CD4.39	Broadway Malyan	Block A 8th Flr 31467-A03-P2-A-008	Mar-18
CD4.40	Broadway Malyan	Block A 9th Flr 31467-A03-P2-A-009	Mar-18
CD4.41	Broadway Malyan	Block A 10th Flr 31467-A03-P2-A-010	Mar-18
CD4.42	Broadway Malyan	BlockA Roof Level 31467-A03-P2-A-011	Mar-18
CD4.43	Broadway Malyan	Block E Tower 31467-A03-P2-E-000	Mar-18
CD4.44	Broadway Malyan	31467-A03-P2-000 Ground Floor M.Plan	Mar-18

CD4.45	Broadway Malyan	31467-A03-P2-0B1 Basement Floor	Mar-18
CD4.46	Broadway Malyan	31467-A03-P2-001 First Floor	Mar-18
CD4.47	Broadway Malyan	31467-A03-P2-002 Second Floor	Mar-18
CD4.48	Broadway Malyan	31467-A03-P2-003 Third Floor	Mar-18
CD4.49	Broadway Malyan	31467-A03-P2-004 Fourth Floor	Mar-18
CD4.50	Broadway Malyan	31467-A03-P2-005 Fifth Floor	Mar-18
CD4.51	Broadway Malyan	31467-A03-P2-006 Sixth Floor	Mar-18
CD4.52	Broadway Malyan	31467-A03-P2-007 Seventh Floor	Mar-18
CD4.53	Broadway Malyan	31467-A03-P2-008 Eighth Floor	Mar-18
CD4.54	Broadway Malyan	31467-A03-P2-009 Ninth Floor	Mar-18
CD4.55	Broadway Malyan	31467-A03-P2-010 Tenth Floor	Mar-18
CD4.56	Broadway Malyan	31467-A03-P2-011 Eleventh Floor	Mar-18
CD4.57	Broadway Malyan	31467-A03-P2-012 020 12-20th Floor	Mar-18
CD4.58	Broadway Malyan	31467-A03-P2-021 022 21-22nd Floor	Mar-18
CD4.59	Broadway Malyan	31467-A03-P2-023 024 23-24th Floor	Mar-18
CD4.60	Broadway Malyan	31467-A03-P2-050Storey Hght Res Only	Mar-18
CD4.61	Broadway Malyan	BlockA Section 1-3 31467-A04-P2-A-001	Mar-18
CD4.62	Broadway Malyan	BlockA Section 4, 5 & 6 31467-A05-P2-A-002	Mar-18
CD4.63	Broadway Malyan	BlockA Elevations 1-3 31467-A05-P2-A-001	Mar-18
CD4.64	Broadway Malyan	Tower31467-A05-P2-E-001 ele1 & sec1	Mar-18
CD4.65	Broadway Malyan	Tower 31467-A05-P2-E-002 tower ele2 & sect2	Mar-18
CD4.66	Broadway Malyan	Tower 31467-A05-P2-E-003 Elevations 3 & 4	Mar-18
CD4.67	Broadway Malyan	Illustrative Sections 1-3 31467-A04-P2-001	Mar-18
CD4.68	Broadway Malyan	Illustrative Sections 4-6 31467-A04-P2-002	Mar-18
CD4.69	Broadway Malyan	Phase 2 Elevation 1&2 31467-A05-P2-001	Mar-18
CD4.70	Broadway Malyan	Phase 2 Elevation 3&4 31467-A05-P2-002	Mar-18
CD4.71	Broadway Malyan	Phase 2 Elevation 5&6 31467-A05-P2-003	Mar-18
CD4.72	Broadway Malyan	Phase 2 Elevation 7&8 31467-A05-P2-004	Mar-18
CD4.73	Broadway Malyan	Illustrative Street Elevations 31467-A05-P2-100	Mar-18
CD4.74	Broadway Malyan	Commercial Area Schedule 31467-1800-1807-002	Mar-18
CD4.75	Broadway Malyan	Cycle Provision Schedule 31467-1800-1807-005	Mar-18
CD4.76	Broadway Malyan	GIA All proposed buildings 31467-1807-1809	Mar-18
CD4.77	Broadway Malyan	GIA Area Schedule 31467-1807-013	Mar-18
CD4.78	Broadway Malyan	Proposed Car Parking Schedule 31467-1800-1807-003	Mar-18
CD4.79	Broadway Malyan	Refuse Provision Schedule 31467-1800-1807-004	Mar-18
CD4.80	Broadway Malyan	Residential Accommodation Schedule 31467-1800-1807-001	Mar-18
CD4.81	Aether Ltd.	Air Quality Assessment	Mar-18
CD4.82	Barton Hyett	Arboricultural Impact Assessment Report and Protection Plan	Mar-18
CD4.83	SES	Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report	Mar-18
CD4.84	Calford Seaden	Daylight and Sunlight Report	Mar-18
CD4.85	JSH	Energy Statement	Mar-18
CD4.86 ES Volume 1	Iceni Projects	Environmental Statement Volume 1: Non-Technical Summary	Mar-18
CD4.86 ES Volume 2	Iceni Projects	Environmental Statement Volume 2: Main Text	Mar-18
CD4.86 ES Volume 2 (a)	Iceni Projects	1. Introduction	Mar-18
CD4.86 ES Volume 2 (b)	Iceni Projects	2. EIA Methodology	Mar-18
CD4.86 ES Volume 2 (c)	Iceni Projects	3. Description of Site and Background	Mar-18
CD4.86 ES Volume 2 (d)	Iceni Projects	4. Proposed Development and Alternatives	Mar-18
CD4.86 ES Volume 2 (e)	Iceni Projects	5. Construction Programme and Methodology	Mar-18
CD4.86 ES Volume 2 (f)	WSP	6. Highways, Traffic and Transport	Mar-18
CD4.86 ES Volume 2 (g)	CgMS	7. Built Heritage	Mar-18
CD4.86 ES Volume 2 (h)	CgMS	8. Archaeology	Mar-18
CD4.86 ES Volume 2 (i)	SES	9. Noise	Mar-18
CD4.86 ES Volume 2 (j)	Aether Ltd.	10. Air Quality	Mar-18
CD4.86 ES Volume 2 (k)	Iceni Projects	11. Socio-Economics	Mar-18
CD4.86 ES Volume 2 (l)	Ecology Solutions	12. Ecology	Mar-18
CD4.86 ES Volume 2 (m)	Iceni Projects	13. Townscape and Visual	Mar-18
CD4.86 ES Volume 2 (n)	Iceni Projects	14. Cumulative Effects, Impacts and Mitigation	Mar-18
CD4.86 ES Volume 3	Iceni Projects	Environmental Statement Volume 3: Technical Appendices	Mar-18
CD4.86 ES Volume 3 (a)	Iceni Projects	1.1 Site Location Plan	Mar-18
CD4.86 ES Volume 3 (b)	Iceni Projects	1.2 Phasing Plan	Mar-18
CD4.86 ES Volume 3 (c)	Iceni Projects	1.3 Parameter Plans	Mar-18
CD4.86 ES Volume 3 (d)	Iceni Projects	1.4 Glossary of Common Terms	Mar-18
CD4.86 ES Volume 3 (e)	Iceni Projects	1.5 Final Scoping Response (17/00434/EIA2)	Mar-18
CD4.86 ES Volume 3 (f)	Iceni Projects	4.1 Illustrative Masterplan	Mar-18
CD4.86 ES Volume 3 (g)	Iceni Projects	5.1 Phasing Plan Drawing A02-P2-400	Mar-18
CD4.86 ES Volume 3 (h)	WSP	6.1 Transport Assessment	Mar-18
CD4.86 ES Volume 3 (i)	CgMS	7.1 Built Heritage Statement	Mar-18
CD4.86 ES Volume 3 (j)	CgMS	7.2 Compendium of Verified Views	Mar-18
CD4.86 ES Volume 3 (k)	CgMS	8.1 Archaeological Impact Assessment	Mar-18
CD4.86 ES Volume 3 (l)	SES	9.1 Noise Assessment	Mar-18
CD4.86 ES Volume 3 (m)	Aether Ltd.	10.1 Air Quality Assessment	Mar-18
CD4.86 ES Volume 3 (n)	Iceni Projects	11.1 Socio-Economic Policy Appraisal	Mar-18
CD4.86 ES Volume 3 (o)	Iceni Projects	11.2 Community Infrastructure Audit	Mar-18
CD4.86 ES Volume 3 (p)	Iceni Projects	11.3 Supporting Maps	Mar-18
CD4.86 ES Volume 3 (q)	Iceni Projects	11.4 Glossary and Abbreviations	Mar-18
CD4.86 ES Volume 3 (r)	Ecology Solutions	12.1 Ecology AA	Mar-18
CD4.86 ES Volume 3 (s)	Iceni Projects	13.1 TVIA	Mar-18
CD4.87	EAS	Flood Risk Assessment Part 1: Flood Risk Model and Hydraulic Study	Mar-18
CD4.88	EAS	Flood Risk Assessment Part 2: Proposed Drainage Strategy	Mar-18
CD4.89	Iceni Projects	Health Impact Assessment Report	Mar-18
CD4.90	Planit / Broadway Malyan	Landscape General Arrangement_PL1581-GA-001-02	Mar-18
CD4.91	Planit / Broadway Malyan	Roofplan General Arrangement_PL1581-GA-002-03	Mar-18
CD4.92	Planit / Broadway Malyan	Landscape Strategy PL1581-ID-001-01	Mar-18

<b>E.</b>		<b>LPA DOCUMENTS AND CORRESPONDENCE REGARDING PLANNING APPLICATION 18/00330/F</b>	<b>Date</b>
CD5.1			
<b>F.</b>		<b>OTHER RELEVANT BACKGROUND DOCUMENTS</b>	<b>Date</b>
CD6.1			
<b>G.</b>		<b>APPLICATION DOCUMENTS (SEPTEMBER 2018)</b>	<b>Date</b>
CD7.1	Weston Homes	Application Form	Sep-18

CD7.2	Weston Homes	CIL Form	Sep-18
CD7.3	Weston Homes	Affordable Housing Statement (Rev. A)	Sep-18
CD7.4	Iceni Projects	Planning Obligations Statement (Rev. A)	Sep-18
CD7.5	Iceni Projects	Response to Consultation Comments	Sep-18
CD7.6	Iceni Projects	Town Centre Uses Statement	Sep-18
CD7.7	Cushman and Wakefield	Retail Strategy Report (Rev. A)	Sep-18
CD7.8	Cushman and Wakefield	Illustrative Ground Level Plan for Retail Strategy_ 31467-A03-P2-054 (Rev. A)	Sep-18
CD7.9	Cratus	Statement of Community Involvement	Sep-18
CD7.10	Broadway Malyan	Design and Access Statement Addendum	Sep-18
CD7.11	Broadway Malyan	Rev A 31467-1401-Drawing Register	Sep-18
CD7.12	Broadway Malyan	Rev A Illustrative Master Plan 31467 A01P2001	Sep-18
CD7.13	Broadway Malyan	Rev A Access - 31467-A01-PP-300	Sep-18
CD7.14	Broadway Malyan	Rev A Development Parcel - 31467-A01-PP-400	Sep-18
CD7.15	Broadway Malyan	Rev A Land Use Ground Floor - 31467-A01-PP-200	Sep-18
CD7.16	Broadway Malyan	Rev A Land Use First Floor - 31467-A01-PP-201	Sep-18
CD7.17	Broadway Malyan	Rev A Land Use Third Floor - 31467-A01-PP-202	Sep-18
CD7.18	Broadway Malyan	Rev A Land Use Fourth Floor - 31467-A01-PP-203	Sep-18
CD7.19	Broadway Malyan	Rev A Land Use Seventh Floor - 31467-A01-PP-204	Sep-18
CD7.20	Broadway Malyan	Rev A Land Use Eighth Floor - 31467-A01-PP-205	Sep-18
CD7.21	Broadway Malyan	Rev A Land Use 12-19 Floor 31467-A01-PP-207	Sep-18
CD7.22	Broadway Malyan	Rev A Building Heights - 31467-A01-PP-100	Sep-18
CD7.23	Broadway Malyan	Public Realm - 31467-A01-PP-500	Sep-18
CD7.24	Broadway Malyan	Rev A Detailed App Boundary B31467-A02-P2-101	Sep-18
CD7.25	Broadway Malyan	Existing Buildings - 31467-A02-P2-200	Sep-18
CD7.26	Broadway Malyan	Existing Buildings Demolition Plan - 31467-A02-P2-201	Sep-18
CD7.27	Broadway Malyan	Hybrid Application Boundary - 31467-A02-P2-100	Sep-18
CD7.28	Broadway Malyan	RevA Illustrative Phasing Strategy - 31467-A02-P2-400	Sep-18
CD7.29	Broadway Malyan	RevA BlockA Ground Flr 31467-A03-P2-A-000	Sep-18
CD7.30	Broadway Malyan	RevA Block A 1st Flr 31467-A03-P2-A-001	Sep-18
CD7.31	Broadway Malyan	RevA Block A 2nd Flr 31467-A03-P2-A-002	Sep-18
CD7.32	Broadway Malyan	RevA Block A 3rd Flr 31467-A03-P2-A-003	Sep-18
CD7.33	Broadway Malyan	RevA Block A 4th Flr 31467-A03-P2-A-004	Sep-18
CD7.34	Broadway Malyan	RevA Block A 5th Flr 31467-A03-P2-A-005	Sep-18
CD7.35	Broadway Malyan	RevA Block A 6th Flr 31467-A03-P2-A-006	Sep-18
CD7.36	Broadway Malyan	RevA BlkA 6thFlr Prkg 31467-A03-P2-A-006A	Sep-18
CD7.37	Broadway Malyan	RevA Block A 7th Flr 31467-A03-P2-A-007	Sep-18
CD7.38	Broadway Malyan	RevA Block A 8th Flr 31467-A03-P2-A-008	Sep-18
CD7.39	Broadway Malyan	RevA Block A 9th Flr 31467-A03-P2-A-009	Sep-18
CD7.40	Broadway Malyan	RevA Block A 10th Flr 31467-A03-P2-A-010	Sep-18
CD7.41	Broadway Malyan	RevA BlockA Roof Level 31467-A03-P2-A-011	Sep-18
CD7.42	Broadway Malyan	RevA Block E Tower 31467-A03-P2-E-000	Sep-18
CD7.43	Broadway Malyan	RevA GFir M.Plan 31467-A03-P2-000	Sep-18
CD7.44	Broadway Malyan	RevA Base Flr31467-A03-P2-0B1	Sep-18
CD7.45	Broadway Malyan	RevA 1st Flr 31467-A03-P2-001	Sep-18
CD7.46	Broadway Malyan	RevA 2nd Flr 31467-A03-P2-002	Sep-18
CD7.47	Broadway Malyan	RevA 3rd Flr 31467-A03-P2-003	Sep-18
CD7.48	Broadway Malyan	RevA 4th Flr 31467-A03-P2-004	Sep-18
CD7.49	Broadway Malyan	RevA 5th Flr 31467-A03-P2-005	Sep-18
CD7.50	Broadway Malyan	RevA 6th Flr 31467-A03-P2-006	Sep-18
CD7.51	Broadway Malyan	RevA 7th Flr 31467-A03-P2-007	Sep-18
CD7.52	Broadway Malyan	RevA 8th Flr 31467-A03-P2-008	Sep-18
CD7.53	Broadway Malyan	RevA 9th Flr 31467-A03-P2-009	Sep-18
CD7.54	Broadway Malyan	RevA 10th Flr31467-A03-P2-010	Sep-18
CD7.55	Broadway Malyan	RevA 11th Flr31467-A03-P2-011	Sep-18
CD7.56	Broadway Malyan	RevA12-19 1467-A03-P2-012-019	Sep-18
CD7.57	Broadway Malyan	RevA Storey Hgt 31467-A03-P2-050	Sep-18
CD7.58	Broadway Malyan	RevA RetailPln 31467-A03-P2-054	Sep-18
CD7.59	Broadway Malyan	RevA BlockA Section 1-3 31467-A04-P2-A-001	Sep-18
CD7.60	Broadway Malyan	RevA BlockA Section 4, 5 & 6 31467-A05-P2-A-002	Sep-18
CD7.61	Broadway Malyan	RevA BlockA Elevations 1-3 31467-A05-P2-A-001	Sep-18
CD7.62	Broadway Malyan	RevA Tower31467-A05-P2-E-001 ele1 & sec1	Sep-18
CD7.63	Broadway Malyan	RevA Tower 31467-A05-P2-E-002 tower ele2 & sect2	Sep-18
CD7.64	Broadway Malyan	RevA Tower 31467-A05-P2-E-003 Elevations 3 & 4	Sep-18
CD7.65	Broadway Malyan	RevA Illustrative Sections 1-3 31467-A04-P2-001	Sep-18
CD7.66	Broadway Malyan	RevA Illustrative Sections 4-6 31467-A04-P2-002	Sep-18
CD7.67	Broadway Malyan	RevA Phase 2 Elevation 1&2 31467-A05-P2-001	Sep-18
CD7.68	Broadway Malyan	RevA Phase 2 Elevation 3&4 31467-A05-P2-002	Sep-18
CD7.69	Broadway Malyan	RevA Phase 2 Elevation 5&6 31467-A05-P2-003	Sep-18
CD7.70	Broadway Malyan	RevA Phase 2 Elevation 7&8 31467-A05-P2-004	Sep-18
CD7.71	Broadway Malyan	RevA Illustrative Street Elevations 31467-A05-P2-100	Sep-18
CD7.72	Broadway Malyan	RevA Commercial Area Schedule 31467-1800-1807-002	Sep-18
CD7.73	Broadway Malyan	RevA Cycle Provision Schedule 31467-1800-1807-005	Sep-18
CD7.74	Broadway Malyan	RevA Proposed Car Parking Schedule 31467-1800-1807-003	Sep-18
CD7.75	Broadway Malyan	RevA Refuse Provision Schedule 31467-1800-1807-004	Sep-18
CD7.76	Broadway Malyan	RevA Residential Accommodation Schedule 31467-1800-1807-001	Sep-18
CD7.77	Aether Ltd.	Revised Air Quality Assessment	Sep-18
CD7.78	Calford Seaden	Daylight and Sunlight Report Addendum	Sep-18
CD7.79	JSH	Energy Statement (Rev. A)	Sep-18
CD7.80		Fire Safety Overview	Sep-18
CD7.81	SES	Environmental Noise Assessment Addendum	Sep-18
CD7.81 SEI	Iceni Projects	Supplementary Environmental Information	Sep-18
CD7.81 SEI (a)	Iceni Projects	1. Introduction	Sep-18
CD7.81 SEI (b)	Iceni Projects	2. EIA Methodology	Sep-18
CD7.81 SEI (c)	Iceni Projects	3. Description of Site and Background	Sep-18
CD7.81 SEI (d)	Iceni Projects	4. Proposed Development and Alternatives	Sep-18
CD7.81 SEI (e)	Iceni Projects	5. Construction Programme and Methodology	Sep-18
CD7.81 SEI (f)	WSP	6. Highways, Traffic and Transport	Sep-18
CD7.81 SEI (g)	CgMS	7. Built Heritage	Sep-18
CD7.81 SEI (h)	CgMS	8. Archaeology	Sep-18
CD7.81 SEI (i)	SES	9. Noise	Sep-18
CD7.81 SEI (j)	Aether Ltd.	10. Air Quality	Sep-18
CD7.81 SEI (k)	Iceni Projects	11. Socio-Economics	Sep-18



CD7.81 SEI (l)	Ecology Solutions	12. Ecology	Sep-18
CD7.81 SEI (m)	Iceni Projects	13. Townscape and Visual	Sep-18
CD7.81 SEI (n)	Iceni Projects	14. Cumulative Effects, Impacts and Mitigation	Sep-18
CD7.81 SEI (o)	Iceni Projects	Appendix SEI 6.1 Revised Parameter Plans	Sep-18
CD7.81 SEI (p)	Iceni Projects	Appendix SEI 4.2 Revised Illustrative Masterplan	Sep-18
CD7.81 SEI (q)	Iceni Projects	Appendix SEI 4.3 Alternative CT Scheme Illustrative Layout	Sep-18
CD7.81 SEI (r)	WSP	Appendix SEI 6.2 Transport Assessment Addendum	Sep-18
CD7.81 SEI (s)	CgMS	Appendix SEI 7.3 Addendum to Built Heritage Statement	Sep-18
CD7.81 SEI (t)	CgMS	Appendix SEI 7.4 Compendium of Verified Views Addendum	Sep-18
CD7.81 SEI (u)	SES	Appendix SEI 9.2 Noise Assessment Update and Response to Consultee Comments	Sep-18
CD7.81 SEI (v)	Aether Ltd.	Appendix SEI 10.2 Air Quality Assessment Version 2	Sep-18
CD7.81 SEI (w)	Ecology Solutions	Appendix SEI 12.1 Dog Licence Data	Sep-18
CD7.81 SEI (x)	Iceni Projects	Appendix SEI 13.2 TVIA Addendum	Sep-18
CD7.82	EAS	Flood Risk Assessment Addendum	Sep-18
CD7.83	Planit / Broadway Malyan	Landscape General Arrangement_PL1581-GA-001-02	Sep-18
CD7.84	Planit / Broadway Malyan	Roofplan General Arrangement_PL1581-GA-002-03	Sep-18
CD7.85	Planit / Broadway Malyan	Landscape Strategy Addendum	Sep-18
CD7.86	Planit / Broadway Malyan	Visitory Cycle Parking Strategy_PL1581-GA-006	Sep-18
CD7.87		Viability Report	Sep-18

H. FURTHER SUPPORTING DOCUMENTS (NOVEMBER 2018)			Date
CD8.1	Historic England	Historic England Advice	Nov-18
CD8.2	Ecology Solutions	Ecology Note of Clarification	Nov-18
CD8.3	Ecology Solutions	Correspondence with T Armitage	Nov-18
CD8.4	Ecology Solutions	Bat Survey Report	Nov-18
CD8.5	EAS	Surface Water Drainage Correspondence	Nov-18

I. LPA DOCUMENTS AND CORRESPONDENCE REGARDING PLANNING APPLICATION 18/00330/F			Date
CD9.1	Norwich City Council	Committee Report - Report to Planning Applications Committee 6 December 2018	Dec-18
CD9.2	Norwich City Council	Minutes of Planning Applications Committee 6 December 2018	Dec-18
CD9.3	Norwich City Council	Report to Norwich City Sustainability Panel 25 September 2019	Sep-19
CD9.4	On behalf of Norwich City	DVS Review of Development Viability Assessment (dated 9 November 2018)	Nov-18

Appendix 4 – Table 1: Impact on Heritage Assets/Townscape Impact Analysis

Anglia Square Statement of Common Ground  
Table 1  
25.09.19

For each heritage asset/ view each party is asked to enter into the relevant column a number 1- 2 indicating level of agreement with Norwich City Council's assessment of Impact:  
1 - agreed  
2 - not agreed

Where either 2 is entered a comment should be added.

IMPACT ON HERITAGE ASSETS									
Main Heritage Assets	Properties in group (exc focal list)	Listing grade	Relevant views*	Norwich City Council	The Applicant	Impact on significance			
						Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
Anglican Cathedral		I	7, 8, 9, 14, 15, 18, 44, 45, 38, 44	Moderate harm	2 - Minor harm (resultant from the change to the view of the Anglican Cathedral in mid- and longer-distant views from Alysham Road (views 14 and 49))				2 Harm under-estimated
St Helen's Church		I	18, 44	Minor harm	2 - No harm				2 Harm under-estimated
Waterloo Park		RHPG II*	49	Minor harm	2 - No harm				2 Harm under-estimated
RC Cathedral		I	7, 7A, 8, 9	Moderate harm	2 - No harm				2 Harm under-estimated
45 London Street		II	12, 19	Moderate harm	2 - No harm				2 Harm under-estimated
Castle		I, SAM	8, 9, 12, 34	Minor harm	2 - No harm				2 Harm under-estimated
St Andrew's Church		I	12, 19	Minor harm	2 - No harm				2 Harm under-estimated
City Hall		II*	8, 9, 10, 33	Minor harm	2 - No harm				2 Harm under-estimated
St Peter Mancroft Church		I	8, 9, 11	Negligible harm	2 - No harm				2 Harm under-estimated
The Guildhall		I	11	Minor harm	2 - No harm				2 Harm under-estimated
1 Guildhall Hill		II	11	Minor harm	2 - No harm				2 Harm under-estimated
St Andrews and Blackfriars Halls		I, SAM	22, 35	Minor harm	2 - No harm				2 Harm under-estimated
St Peter Hungate Church		I	22, 35	Negligible harm	2 - No harm				2 Harm under-estimated
Britons Arms		II*	22, 35	Negligible harm	2 - No harm				2 Harm under-estimated
2-8 Elm Hill					2 - No harm				2 Harm under-estimated
St Augustine's Street group	Nos. 1-11, 21-29, 22-36, 42, 44, 46, 48, 50, 52, 59, 61, 71-73 New Botolph Street	Various	15, 16	Major harm	2 - Moderate harm		1		1
St Augustine's Church		I	32, 33	Negligible harm		1			2 Harm under-estimated
2-12 Gildencroft		II	32, 33	Minor harm		1			2 Harm under-estimated
City Wall (Maggie Road)		SAM	17	Minor harm	2 - No harm				2 Harm under-estimated
Upper Close (northern group)	69, 70, 71, Erplingham Gate	Various	30	Negligible harm	2 - No harm				2 Harm under-estimated
Malds Head Hotel		II	30	Minor harm		1			2 Harm under-estimated
St Clements Church		I	1, 27, 30	Major harm	2 - Minor harm		1		1
Five Bridge Street group	Nos. 2-8, 9-13, Five Bridge, 3 Colegate	Various	18, 27, 30	Major harm	2 - Minor harm		1		1
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	18	Major harm	2 - Minor harm		1		1
St Martin at Oak		I	18	Minor harm	2 - No harm				2 Harm under-estimated
47-49 St Martin's Lane		II	18	Moderate harm	2 - No harm				2 Harm under-estimated
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	18	Minor harm		1			2 Harm under-estimated
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	38	Minor benefit	2 - Negligible benefit				2 Harm under-estimated
42-48 Magdalen Street group		Various	40	Negligible benefit		1			2 Harm under-estimated
Magdalen Street (centre and north)	Nos. 75, 105, 107	II	36, 41	Major benefit	2 - Minor Benefit				2 Harm under-estimated
Doughty's Hospital		II	44	Negligible harm	2 - Minor harm				2 Harm under-estimated
43-45 Pitt Street		Local	30, 46	Total loss		1			1
St Mary's Church		I	37	Negligible harm	2 - No harm		1		2 Harm under-estimated
Pykerell's House		II*	37	Negligible harm	2 - No harm				2 Harm under-estimated
69-89 Duke Street		II	37	Negligible harm	2 - No harm				2 Harm under-estimated
City Centre Conservation Area		NA	A8	Minor-Moderate harm	2 - Minor benefit				2 Harm under-estimated

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*	Impact on significance					
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
TOWNSCAPE AND VISUAL IMPACT ANALYSIS									
Viewpoint Ref <sup>a</sup>	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
					The Applicant considers that the TVIA section replicates, and is used as the basis for, the evaluation of the impact of the development on each Heritage Asset according to the 'Relevant Views', set out above in the 'Impact on Heritage Assets' section.				
Distant range / Image of Norwich									
8	Motram monument	Anglican Cathedral RC Cathedral Castle City Hall St Peter Mancroft	Sensitivity Magnitude of Change Residual effect	High Medium Moderate-Adverse			1 2 See proof of evidence 2 See proof of evidence	1 2 Change under-estimated 2 Effect under-estimated	
9	Ketts Heights	Anglican Cathedral RC Cathedral Castle City Hall St Peter Mancroft	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Neutral			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated	
12	Castle rampart	45 London Street Castle St Andrew's Church	Sensitivity Magnitude of Change Residual effect	High Medium Major-Adverse			1 2 See proof of evidence 1	1 2 Change under-estimated 1	
15	Junc St Augustines St / Magpie Road	Anglican Cathedral St Augustine's Street group	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Adverse			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated	
1	Mousehold Avenue	RC Cathedral	Sensitivity Magnitude of Change Residual effect	Low Medium Moderate-Neutral			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated	
14	Mousehold Avenue panorama	Anglican Cathedral RC Cathedral	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Adverse			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated	
18	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Neutral				2 Should be high 2 Change under-estimated 2 Effect under-estimated	
48	Waterloo Park	Anglican Cathedral Waterloo Park	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Adverse				2 Should be high 2 Change under-estimated 2 Effect under-estimated	
81	Aylsham Road	Anglican Cathedral	Sensitivity Magnitude of Change Residual effect	Medium High Major-Adverse			2 See proof of evidence 1 1	2 Should be high 1 1	
81	Norwich Castle battlements	45 London Street Castle St Andrew's Church	Sensitivity Magnitude of Change Residual effect	High Medium Major-Neutral			1 2 See proof of evidence 2 See proof of evidence	1 2 Change under-estimated 2 Effect under-estimated	
60	Cathedral Meadow	Anglican Cathedral St Helen's Church	Sensitivity Magnitude of Change Residual effect	High Low-Medium Moderate-Adverse			1 2 1	1 2 Change under-estimated 2 Effect under-estimated	
4	Angel Road		Sensitivity Magnitude of Change Residual effect	Low Medium Moderate-Neutral				2 Should be high 2 Change under-estimated 2 Effect under-estimated	
10	Ketts Hill		Sensitivity Magnitude of Change Residual effect	Low Medium Minor-Adverse			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated	

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*		Impact on significance					
					Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
Medium range / Streets, spaces, Incidental										
22	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High						1
			Magnitude of Change	Low						2 Change under-estimated
			Residual effect	Moderate-Adverse						2 Effect under-estimated
27***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium						2 Should be high
		Fye Bridge Street group	Magnitude of Change	Low						2 Change under-estimated
			Residual effect	Minor-Adverse						2 Effect under-estimated
31***	Quaker Burial Ground		Sensitivity	Medium						2 Should be high
			Magnitude of Change	Medium						2 Change under-estimated
			Residual effect	Moderate-Neutral						2 Effect under-estimated
38	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High						2 Should be high
			Magnitude of Change	Low-Medium						2 Change under-estimated
			Residual effect	Moderate-Beneficial						2 Effect under-estimated
41	Outside Forum	City Hall	Sensitivity	High			1			1
		St Peter Mancroft	Magnitude of Change	Low			2 See proof of evidence			2 Change under-estimated
		The Guildhall	Residual effect	Moderate-Adverse			2 See proof of evidence			2 Effect under-estimated
		1 Guildhall Hill								
48	Upper Close	Anglican Cathedral	Sensitivity	High			1			1
		Upper Close (northern group)	Magnitude of Change	Very Low			2 See proof of evidence			2 Change under-estimated
			Residual effect	Minor-Adverse			2 See proof of evidence			2 Effect under-estimated
49	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High			1			1
			Magnitude of Change	Low			2 See proof of evidence			2 Change under-estimated
			Residual effect	Moderate-Adverse			2 See proof of evidence			2 Effect under-estimated
51	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High			1			1
		Fye Bridge Street group	Magnitude of Change	Medium			2 See proof of evidence			1
		Wensum Street group	Residual effect	Major-Adverse			1			1
52	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium						2 Should be high
		47-49 St Martin's Lane	Magnitude of Change	Medium						2 Change under-estimated
			Residual effect	Moderate-Adverse						2 Effect under-estimated
57	Junc Calvert Street / St Georges Street	St George's Street group	Sensitivity	High						1
			Magnitude of Change	Medium						2 Change under-estimated
			Residual effect	Major-Neutral						2 Effect under-estimated
58	Rosemary Lane	St Mary's Church	Sensitivity	High			1			1
		Pykerell's House	Magnitude of Change	Low			2 See proof of evidence			2 Change under-estimated
		65-89 Duke Street	Residual effect	Moderate-Adverse			1			2 Effect under-estimated
59	City Hall balcony	City Hall	Sensitivity	High			1			1
			Magnitude of Change	Low			2 See proof of evidence			2 Change under-estimated
			Residual effect	Moderate-Neutral			2 See proof of evidence			2 Effect under-estimated
65	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High						1
			Magnitude of Change	Very low						2 Change under-estimated
			Residual effect	Minor-Adverse						2 Effect under-estimated
66	Fye Bridge	St Clements Church	Sensitivity	High			1			1
		Fye Bridge Street group	Magnitude of Change	Low			2 See proof of evidence			2 Change under-estimated
			Residual effect	Moderate-Adverse			1			2 Effect under-estimated
13	Junc Gentlemans Walk / Davey Place		Sensitivity	High						1
			Magnitude of Change	Very Low						2 Change under-estimated
			Residual effect	Minor-Adverse						2 Effect under-estimated
19	OS St James Church, Barrack Street		Sensitivity	Low-Medium						2 Should be high
			Magnitude of Change	Medium						2 Change under-estimated
			Residual effect	Moderate-Beneficial						2 Effect under-estimated
36	Junc Muspole Street / Colegate		Sensitivity	Medium						2 Should be high
			Magnitude of Change	Medium						2 Change under-estimated
			Residual effect	Moderate-Neutral						2 Effect under-estimated
50	Bakers Road		Sensitivity	Medium						2 Should be high
			Magnitude of Change	Low						2 Change under-estimated
			Residual effect	Minor-Neutral						2 Effect under-estimated
51	Sussex Street		Sensitivity	Medium						2 Should be high
			Magnitude of Change	Low						2 Change under-estimated
			Residual effect	Minor-Neutral						2 Effect under-estimated
58	Great Hospital - The Church St Helen		Sensitivity	NA						2 Why is this NA? should be high
			Magnitude of Change	NA						2 Why is this NA? should be high
			Residual effect	NA						2 Why is this NA? should be major adverse

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*	Impact on significance				
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society
Close range / Immediate environs								
<b>16</b>	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity Magnitude of Change Residual effect	Medium High Major-Adverse			2 See proof of evidence 1 1	2 Should be high 1 1
<b>32</b>	St Augustine's Churchyard	St Augustine's Church 2-12 Glidencroft	Sensitivity Magnitude of Change Residual effect	High High Major-Neutral			1 1 2 See proof of evidence	1 1 2 Effect under-estimated
<b>35</b>	Junc Cowgate / Bull Close		Sensitivity Magnitude of Change Residual effect	Low Medium Moderate-Adverse			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated
<b>44</b>	Doughty's Hospital	Doughty's Hospital	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Neutral			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated
<b>15</b>	Maggie Road	City Wall (Maggie Road)	Sensitivity Magnitude of Change Residual effect	Medium-High High Major-Neutral			1 1 2 See proof of evidence	1 1 2 Effect under-estimated
<b>30</b>	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity Magnitude of Change Residual effect	Low High Moderate-Beneficial				2 Should be high 1 2 Effect under-estimated
<b>19</b>	St Augustine's Church porch	St Augustine's Church 2-12 Glidencroft	Sensitivity Magnitude of Change Residual effect	High High Major-Neutral			1 1 2 See proof of evidence	1 1 2 Effect under-estimated
<b>38</b>	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street	Sensitivity Magnitude of Change Residual effect	Medium High Major-Beneficial			2 See proof of evidence 1 2 See proof of evidence	1 1 2 Effect under-estimated
<b>40</b>	39 Magdalen Street	42-48 Magdalen Street	Sensitivity Magnitude of Change Residual effect	Medium Medium Moderate-Beneficial			2 See proof of evidence 2 See proof of evidence 2 See proof of evidence	2 Should be high 2 Change under-estimated 2 Effect under-estimated
<b>45</b>	59 Magdalen Street	Magdalen Street	Sensitivity Magnitude of Change Residual effect	Low High Moderate-Beneficial				2 Should be high 1 2 Effect under-estimated
<b>46</b>	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity Magnitude of Change Residual effect	Medium Low Minor-Beneficial				2 Should be high 2 Change under-estimated 2 Effect under-estimated
<b>18</b>	Junc Edward Street / Maggie Road		Sensitivity Magnitude of Change Residual effect	Low High Moderate-Beneficial			2 See proof of evidence 1 2 See proof of evidence	2 Should be high 1 2 Effect under-estimated

\* Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number in amber are other relevant views, viewpoint numbers in black are of marginal relevance to the case.

\*\* Add viewpoints affect city centre conservation area

\*\*\* Viewpoint visualisation in March 2018 Compendium of View but not August 2018 revision A.

## Appendix 5 – Responses Received From Norwich Society

**Table of areas of agreement/disagreement**

**Level of agreement:**

1.
  - full agreement
- 1
- Not agreed (add explanatory note)
- 2
- Partial agreement (add explanatory note)

Norwich City Council	The Applicant		Historic England		Save Britain's Heritage		Norwich Society		Norwich Cycling Campaign		Prospect of resolution
	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
<b>Statement of Common Ground section headings:</b>											
1	The Site and Surroundings	1									
2	Constraints	1									
3	Relevant planning history	1									
4	Description of the Proposal	1									
5	Relevant planning Policy and other material consideration	1					3	This section omits some significant documents (most notably the City Centre Conservation Area Appraisal 2007; the Northern City Centre Area Action Plan 2010; and policies DM 5 & DM 31			
<b>Norwich City Council: Planning matters (as referred to in the Committee Report)</b>											
<b>Main Issue 1: Principle of development</b>											
6	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>• JCS11: Norwich City Centre</li> </ul>	1									
7	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>• Chapter 2. Achieving sustainable development</li> <li>• Chapter 11 Making efficient use of land</li> </ul>	1					1	It would seem that the majority of the development will be built to current building standards: we suggest that the majority should be built to passivhaus or near-passivhaus to minimise climate change emissions			
8	JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.	1									
9	Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.	1									
10	Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion	1						1	We assume that 'of this kind' in paragraph 1402 referred to the definition in paragraph 139		



	regarding the principle of development.						rather than anything proposed by the developer		
<b>Main issue 2: Development Viability</b>									
11	The following submitted evidence documents provide an appropriate and robust basis for assessing development viability of the proposed scheme:								
12	<ul style="list-style-type: none"> <li>CD7.87: Anglia Square Viability Report update (including Appendices 1-14)</li> </ul>	1				2	We believe that this should be subject to an independent review as we suspect that many of the claims are, to say the least, dubious		
13	<ul style="list-style-type: none"> <li>CD CD9.4: DVS Review of Development Viability Assessment (dated 9 November 2018)</li> </ul>	1							
14	Paragraph 8a) of the NPPF requires the planning system to ensure that sufficient land of the right types is available in the right places and at the right time to support growth.	1							
15	Development viability is a material planning consideration.	1				3	The relevance of development viability in terms of being a material planning consideration is limited and should not be a reason for accepting a proposal that fails to meet important obligations imposed by the local authority		
16	Development viability is a material planning consideration when considering whether a development/site is deliverable.	1				2	Deliverability of a particular development is not a material planning consideration. The NPPF requires that policies should not undermine the deliverability of the development plan. Therefore this would only become a material planning consideration if it was considered that no development consistent with the development plan was deliverable. This has not been demonstrated.		
17	Norwich City Council have an adopted Exceptional Circumstances Policy in place that allows a claimant to seek relief from Community Infrastructure Levy (CIL) when payment would have an unacceptable impact on the economic viability of development	1							

	which would have wide community and regeneration benefits								
18	Norwich City Council have successfully bid for £15million of Housing Infrastructure grant funding in relation to the proposed development.	1							
19	The availability of public subsidy and relief are material considerations when assessing whether a development is deliverable	1							
20	The following submitted evidence documents provide a proportionate and robust basis for assessing 'reasonable alternatives' studied by the applicant:	1							
21	<ul style="list-style-type: none"> <li>ES Chapter 4 Proposed development and Alternatives (CD4.86 ES Vol 2 (d))</li> </ul>	1							
22	<ul style="list-style-type: none"> <li>SEI Chapter 4 Proposed development and Alternatives (CD7.81SE(d))</li> </ul>	1				2	We do not believe that alternatives been properly considered		
23	Paragraph 142 – 168 of the Committee Report presents an accurate assessment and reasoned position regarding development viability of the submitted and alternative schemes.	1				2	Again, we do not believe that these have been properly considered and independently assessed		
24	S106 Obligation Schedule 3 meets the requirements of paragraph 55 of the NPPF and secures further viability reviews over the lifetime of the project.	1							
<b>Main Issue 3: Impact of the Development on European Designated Sites</b>									
25	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets.</li> <li>DM6: Protecting and enhancing natural resources</li> </ul>	1							
26	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 2. Achieving sustainable development</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1							

27	The following submitted evidence documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development :								
28	<ul style="list-style-type: none"> <li>ES Chapter 12 Ecology (March 2018) (CD4.86 ES VOL 2 (l))</li> </ul>	1							
29	<ul style="list-style-type: none"> <li>ES 12.1 Ecology AA (CD4.86ES VOL 3 (r))</li> </ul>	1							
30	<ul style="list-style-type: none"> <li>Chapter 12 Ecology (September 2018) ( CD7.81 SEI (l) SEI)</li> </ul>	1							
31	<ul style="list-style-type: none"> <li>Ecology Note of Clarification (CD8.2)</li> </ul>	1							
32	Paragraph 169 - 181 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the impact of the development.	1				3	We largely agree with this section, but note that acceptability is contingent on securing the necessary developer contributions to mitigate the cumulative impact of the development.		
33	S106 Obligation Schedule 9 meets the requirements of paragraph 55 of the NPPF and secures a proportionate contribution towards measures to mitigate the impact of the Development on European protected sites	1							
<b>Main Issue 4: Principle of Housing</b>									
34	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS4: Housing Delivery (although this is now out of date in the context of NPPF para 14)</li> <li>JCS11: Norwich City Centre</li> <li>DM12: Ensuring well-planned housing development</li> </ul>	1							
35	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 5. Delivering a sufficient supply of homes</li> <li>Chapter 11. Making efficient use of land</li> </ul>	1							
36	The following document provides an up	1							

	to date and robust assessment of housing supply in Greater Norwich, including Norwich: <ul style="list-style-type: none"> <li>Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-2018 (CD2.1X)</li> </ul>									
37	Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at: <ul style="list-style-type: none"> <li>Greater Norwich: 6.54 years</li> <li>Norwich City: 6.82 years</li> </ul>	1								
38	Housing land supply (for the year 2017-2018) for the Norwich Policy Area, measured against JCS4 housing targets stands at: <ul style="list-style-type: none"> <li>3.94 years<sup>1</sup></li> </ul>	1								
39	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and tenure: <ul style="list-style-type: none"> <li>Central Norfolk Strategic Housing Market Assessment (ORS June 2017)(CD2.21)</li> </ul>	1								
40	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) of the predicted need for market and affordable housing arising from the city council area (15,294 dwellings), over the period 2015 – 2036, approximately 36% is predicted to be for 1 and 2+ bedroom flats (5511 dwellings)	1								
41	The proposed development is capable of meeting 22% of Norwich's predicted need for 1 and 2+ bedroom flats	1								
42	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) there is a local need for affordable housing in Norwich of 5,828 dwellings over the period 2015-2036. This equates to a need for 38% of new homes over the plan period to be affordable	1								
43	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017)	1					2	A large development such as this should reflect a far better balance, in particular by		

	the housing mix required in Norwich is for 57% of affordable housing provision to be in the form of 1 and 2-bed flats, and the remaining 43% to be houses.											including more houses
44	The proposed affordable homes comprising a minimum of 109 x 1 bedroom flats and 9 x 3 bedroom houses will assist in meeting identified affordable housing need in Norwich	1						2				This is a long way from meeting the aspirations of the planning guidance for the site
45	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) the predominant need in Norwich is for affordable rented products (84% of total affordable provision). The need for low cost home ownership products is 16%.	1										
46	The proposed affordable tenure mix including 85% for social rent will assist in providing homes for those most in affordable housing need in Norwich	1						3				The proposed social rent proportion is only valid if there are social housing providers willing to operate them. No evidence has been provided to satisfy the requirements of the affordable housing SPD in this regard.
47	NPPF paragraph 64 – In the context of 46 above the inclusion of at least 10% of the proposed homes to be available for affordable home ownership as part of the overall affordable housing contribution from the Site would significantly prejudice the Council's ability to meet identified affordable housing need in Norwich.	1										
48	In accordance with DM2, all residential units will meet or exceed national standard for internal space from "Technical housing standards - nationally described space standard".	1										
49	In accordance with DM12, a minimum of 10% of residential units will meet the requirements of Building Regulations M4 (2) for accessible and adaptable dwellings, which replaces the Lifetime Homes standard.	1										
50	The proposed quantum of development (1209-1250 dwellings) will assist in boosting Norwich's supply of housing.	1										
51	The development proposal includes an absolute commitment to on-site	1						3				The affordable dwellings are within later phases,

	provision of a minimum of 120 affordable dwellings significantly increasing supply within the locality of the site (NR3 postcode).									and therefore there is no guarantee that they will be delivered.		
52	Paragraph 182 - 223 of the Committee Report, as updated by section 12 of the Council's Statement of Case, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.	1										
53	Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the requirements of paragraph 55 of the NPPF, secure satisfactory housing standards, the provision of affordable housing and appropriate measures to mitigate the impact of development.	1										
<b>Main Issue 5: Proposed Retail and Other Town Centre Uses</b>												
54	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>• JCS11: Norwich City Centre</li> <li>• JCS 19: The hierarchy of centres</li> <li>• DM16: Supporting the needs of business</li> <li>• DM17 Supporting small business</li> <li>• DM18: Promoting and supporting centres</li> <li>• DM20: Protecting and supporting city centres shopping</li> </ul>	1										
55	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>• Chapter 2 Achieving sustainable development</li> <li>• Chapter 6 Building a strong, competitive economy</li> <li>• Chapter 7 Ensuring the vitality of town centres</li> </ul>	1										
56	The application site (main site see paragraph 7) falls entirely within the boundary of the Anglia Square/Magdalen Street centre, defined as a Large District Centre under JCS19: The hierarchy of centres.	1										
57	Under criteria a) of DM18, retail, leisure and other main town centre uses (with the exception of B1 offices) will be permitted within large district centres where their scale is appropriate to the	1										

	centre's position in the hierarchy as set out in JCS policy 19 and does not exceed the indicative thresholds set out in DM Plan Appendix 4												
58	DM Plan Appendix 4 sets no threshold for the scale of main town centre uses within defined Large District Centres.	1											
59	The application proposes the demolition of 10, 282 sqm GIA of floorspace falling within the A1/A3 Use Class <sup>2</sup>	1											
60	The proposed total quantum of floorspace for flexible commercial use (A1/A2/A3/A4/B1/D1/sui generis) is 11,000sqm GEA (9850sqm GIA)	1											
61	Paragraph 224 - 257 of the Committee Report, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.	1											
62	Recommended planning conditions no. 11, 12, 16, 17,18, 19, 61, 62, 63, 64 and 65 and S106 Obligation Schedule 4, 5 and 8 meet the requirements of paragraph 55 of the NPPF and ensure the development supports the vitality and viability of the Large District Centre and mitigate impact on the City Centre's defined primary and secondary retail areas	1											
63	With the imposition of the aforementioned planning conditions, no 'significant adverse impact' under the terms set out in paragraphs 89 and 90 of the NPPF will occur.	1											
<b>Main Issue 6: Socio- economic considerations</b>													
64	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 5 The economy JCS 4 Housing delivery</li> <li>JCS 7 Supporting communities</li> </ul>	1											
65	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 5 Delivering a sufficient supply of homes</li> <li>Chapter 6 Building a strong, competitive economy</li> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1											

66	The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:									
67	<ul style="list-style-type: none"> <li>ES Chapter 11 Anglia Square Socio- Economics Assessment (CD4.86 ES VOL 2 (k) and technical appendix CD4.86 ES VOL 3 (n))</li> </ul>	1								
68	<ul style="list-style-type: none"> <li>SEI Chapter11 Anglia Square Socio- Economics Assessment (CD7.81 SEI (k))</li> </ul>	1								
69	Paragraphs 258 – 301 of the Committee Report present an accurate assessment and reasoned conclusion regarding the impact of the development.	1								
70	Recommended planning conditions no. 12, 22, 28, 40, 64 and S106 Obligation Schedule 2, 4, 5, 7, 8 and 11 meet the requirements of paragraph 55 of the NPPF, secure public benefits and satisfactory measures to mitigate the impact of development.	1								
<b>Main issue 7: Design and heritage</b>										
71	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design</li> <li>DM3: Delivering high quality design</li> <li>DM9 Safeguarding Norwich's heritage</li> </ul>	1								
72	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 16 Conserving and enhancing the historic environment</li> </ul>	1								
73	The entire site is located within the boundary of Norwich City Centre Conservation Area	1								



74	The entire site is located within the Anglia Square character area of the Norwich City Centre Conservation Area	1					3	Since the construction of the St Augustines Gyratory, the parcel of land on Edward Street has De facto become part of the Northern City Character Area.		
75	All buildings comprising the Anglia Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal	1					2	The buildings on Pitt Street facing St Crispin's roundabout are locally listed		
76	Building for Life 12 (Bfl) is an appropriate and robust tool for assessing the place making qualities of the proposal development.	1					1			
77	The assessment of each Bfl question set out in the Committee Report at paragraphs 315 - 359 is correct, subject to the comment below :  and for Q8, a comment added:  "The thrust of q8 is the legibility of the residential external entrances, for which the rating is Green, whilst the character of the corridors within the buildings leading to individual flat entrances result in the overall Amber rating."	1					2			
78	Bfl Question 1 – Amber	1					2	Red - the excessive scale more than outweighs the new connections created		
79	Bfl Question 2 – Green	1					2	Amber - the scheme will remove the current local craft and speciality stores		
80	Bfl Question 3 – Green	1								
81	Bfl Question 4 – Amber	1					2	Red - The number of affordable homes is significantly under target; very few 3-bed homes		
82	Bfl Question 5 – Amber	1					2	Red - sense of place does not derive from the character of the local area, and will in fact largely destroy it		
83	Bfl Question 6 – Green	1					2	Red - this question has been considered to only refer to existing buildings within the site, but it should also consider its		

									context, where the proposals are totally out of scale with surrounding buildings. There are serious concerns about the microclimate created by the height and juxtaposition of the new buildings the pages of it		
84	BfL Question 7 – Green	1						2	Red – again this should consider surrounding streets and spaces, not just those within the site. The scale of the proposed buildings will totally dominate and overshadow the existing surrounding streetscapes		
85	BfL Question 8 – Amber	1						3	Red – agree with the comments made, which should have scored a red rating		
86	BfL Question 9 – Green	1									
87	BfL Question 10 – Green	1									
88	BfL Question 11 – Green	1									
89	BfL Question 12 - Green	1									
90	Paragraphs 315 – 359 of the Committee Report present an accurate and reasonable assessment of the proposed development	1						2	BfL scores should be downgraded for questions 1-8, therefore the summary conclusions are not acceptable		
<b>The Tower</b>											
91	The insertion of a tower into the city centre north of the river Wensum can be justified as part of the historical evolution of the city whereby its population is increasing, leading to the gradual spread of larger building typologies north of the river over the last two hundred years.	1						2	This is not a valid argument		
92	A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it.	1						2	A tower is not required to attract people, and has no role in symbolizing regeneration		
93	Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings.	2	The Applicant does not accept this is a relevant consideration					1	This is obviously relevant as it defines the local heritage of public spaces in Norwich		
94	A residential tower has less justification for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose.	3	The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best practice which requires a particular use to justify a tower					1	There is no tradition of residential towers marking public spaces, on the contrary the symbolism of the tower blocks from the '60's achieves a negative association.		
95	A tower would act as a waymarker helping people to orientate and navigate around the city, and contributing to its legibility generally.	1						2	This is ludicrous argument: the cathedrals and City Hall already provide adequate waymarkers		

96	Anglia Square is the only large district centre in the north of the city centre and is therefore the most suitable place in that part of the city centre for a tower to be located.	1					3	Agreed it is the only large district centre, but that is justification for a tower		
97	The proposed location for the tower is the most suitable place within the Anglia Square redevelopment area because it faces the largest public space within the development at a point opposite the proposed cinema and where St George's Street "hinges".	1					2	Disagree with the concept of a tower, so nowhere in the development is the most suitable		
98	The tower does not block views of the Anglican Cathedral from Aylsham Road or St Augustine's Street but it does diminish and harm them through its competing prominence.	1								
99	The architectural treatment of the tower is distinctive by comparison with towers in other cities and other buildings within the Anglia Square development.	1					3	It is architecturally undistinguished and differentiation is therefore irrelevant		
100	The tower fails to provide public vantage points, which would have been desirable.	3	There is no requirement for such access in policy or best practice.				2	No reason to provide public vantage points – the city already has fine panoramic vantage points		
<b>Heritage Impact</b>										
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets.	1								
103	Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i)) provides an accurate description of the significance of relevant designated assets						3	The descriptions of the assets and their settings are generally acceptable, however we disagree with the conclusions drawn about the impact of the future development. This should not be judged in comparison with the damage already inflicted by Anglia Square, but by creating real improvements.		
104	The viewpoints listed in Table 1 – Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate basis for assessing the visual setting impact						3	The viewpoints are acceptable, but should be considered in a wider context than the illustrated views, as a small movement to either side can make a significant difference in the perceived impact		

	of the development.								
105	The proposed development will not lead to substantial harm to any designated heritage asset				2	Totally strongly disagree with this assertion, which contradicts the Council's own report	2		
106	Development viability and deliverable alternatives are material to the consideration of whether harm to the significance of designated assets may be justified. (NPPF Paragraph 193)				2	Our heritage is irreplaceable and should not be jeopardized for short-term economic gain	2		
107	Recommended planning conditions no. 4, 5, 58, 60 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.				2	The quoted planning conditions will secure satisfactory scheme design as we object to the current design and quantum of the proposals	3	We agree that the conditions that are in place are appropriate, but disagree that this secures a satisfactory scheme design or is appropriate to mitigate the impact of the development.	
<b>Main issue 8: Landscaping and openspace</b>									
108	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design DM2: Amenity</li> <li>DM3: Delivering high quality design</li> <li>DM8 Planning effectively for open space and recreation</li> </ul>	1							
109	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 8 Promoting healthy and safe communities</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1							
110	The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:								
111	<ul style="list-style-type: none"> <li>Landscape Report) CD 4.92</li> </ul>	1							
112	<ul style="list-style-type: none"> <li>Landscape Strategy Addendum (CD7.85)</li> </ul>	1							
113	<ul style="list-style-type: none"> <li>Landscape General Arrangement (CD7.83)</li> </ul>	1							
114	<ul style="list-style-type: none"> <li>Roofplan General Arrangement (CD7.84)</li> </ul>	1							
115	<ul style="list-style-type: none"> <li>Bat Survey Report (CD8.4)</li> </ul>	1							

116	<ul style="list-style-type: none"> <li>Arboricultural Impact Assessment and Protection Plan (CD4.82)</li> </ul>								
117	Paragraphs 439 - 461 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
118	Recommended planning conditions no. 5, 15 and S106 Obligation Schedule 4 and 11 meet the requirements of paragraph 55 of the NPPF, secure public and environments benefits and satisfactory measures to mitigate the impact of development.	1							
<b>Main issue 9: Amenity</b>									
119	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM2: Amenity</li> <li>DM12: Ensuring well-planned housing development</li> <li>DM13 Communal development and multiple occupation</li> </ul>	1				3	We would also consider DM30 and DM31 to be of particular relevance here, in particular DM31e.		
120	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 11 Making effective use of land</li> <li>Chapter 12 Achieving well-designed places</li> </ul>	1							
121	The following documents provide an appropriate and robust basis for assessing the impact on the surroundings and future conditions within the development:								
122	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report (CD4.84)</li> </ul>	1				2	We disagree with the analysis of the data and conclusions reached within this report.		
123	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report Addendum (CD7.78)</li> </ul>	1				2	This report reaches unreasonable conclusions, particularly given that Dalymond Court was not built when the previously consented scheme received permission.		
124	Paragraphs 462 - 481 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
<b>Main issue 10: Transport</b>									

125	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS6: Access and transportation</li> <li>DM28 Encouraging sustainable travel</li> <li>DM29 Managing car parking demand in the city centre</li> <li>DM31 Car parking and servicing</li> <li>DM32 Encouraging car free and low car housing</li> </ul>	1																		
126	Most relevant sections of the NPPF for the consideration of this matter: Chapter 9, paras 102 – 111: Promoting sustainable transport; in particular, the proposed development:	1																		
127	<ul style="list-style-type: none"> <li>complies with planning policies (104)</li> </ul>	1																		
128	<ul style="list-style-type: none"> <li>has an appropriate level of parking (105, 106)</li> </ul>	1																		
129	<ul style="list-style-type: none"> <li>has had the level of impacts determined and effectively mitigated to an acceptable degree (108) and that the residual cumulative impacts on the road network would not be severe (109)</li> </ul>	1																		
130	<ul style="list-style-type: none"> <li>would give priority to pedestrians/cyclists and those with reduced mobility in a safe manner;</li> <li>would provide accessibility to comprehensive bus services and</li> <li>would make provision for Residential and Commercial Travel Plans (110 – 111)</li> </ul>	1																		
131	The following documents provide an appropriate and robust basis for assessing the cumulative impact of the development on the transport network and on highway safety:																			
132	<ul style="list-style-type: none"> <li>Design and Access Statement (CD4.10)</li> </ul>	1																		
133	<ul style="list-style-type: none"> <li>Access Plan (CD4.13)</li> </ul>	1																		
134	<ul style="list-style-type: none"> <li>ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f))</li> </ul>	1																		
135	<ul style="list-style-type: none"> <li>Design and Access Statement Addendum (CD7.10)</li> </ul>	1																		
136	<ul style="list-style-type: none"> <li>SEI Chapter 6 Transport (CD7.81 SEI (f))</li> </ul>	1																		

137	<ul style="list-style-type: none"> <li>• Anglia Square Transport Assessment (March 2018)(CD4.86 ES VOL 3 (h))</li> </ul>	1								
138	<ul style="list-style-type: none"> <li>• Anglia Square – Transport Assessment Addendum (CD7.81SEI (r) (September 2018)</li> </ul>	1								
139	<ul style="list-style-type: none"> <li>• Cycle Provision Schedule (CD7.73)</li> </ul>	1								
140	<ul style="list-style-type: none"> <li>• Proposed Parking Schedule (CD7.74)</li> </ul>	1								
141	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
142	Recommended planning conditions no. 6, 7, 8, 9, 10, 15, 25, 26, 27, 28, 49, 50, 51, 52, 53, 54 and 56 and S106 Obligation Schedule 6 and 10 meet the requirements of paragraph 55 of the NPPF, secures satisfactory design standard and appropriate measures to mitigate the impact of development	1								
<b>Main issue 11: Air quality</b>										
143	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>• DM2 Ensuring satisfactory living and working conditions</li> <li>• DM11 Protecting against environmental hazards</li> </ul>	1								
144	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>• Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1				3	Chapter 8 is also particularly relevant for this issue.			
145	The following documents provide an appropriate and robust basis for assessing the in combination impact of the development on the environment:									
146	<ul style="list-style-type: none"> <li>• ES Chapter 10 Air Quality (CD4.86 VOL 2 (j))</li> </ul>	1								
147	<ul style="list-style-type: none"> <li>• Air Quality Assessment (CD4.86 ES VOL (m)</li> </ul>	1								
148	<ul style="list-style-type: none"> <li>• SEI Chapter 10 Air quality (CD7.81 SEI (j))</li> </ul>	1								

149	<ul style="list-style-type: none"> <li>Revised Air Quality Assessment (CD7.77)</li> </ul>	1																	
150	Paragraphs 509 - 525 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1																	
151	The development incorporates measures which will mitigate the effects of existing or potential further deterioration in local air quality through: design, distribution of uses and a site wide access and travel plan strategy	1																	
152	Recommended planning conditions no.15, 28 and 42 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1																	
<b>Other matters: Noise</b>																			
153	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>DM2 Ensuring satisfactory living and working conditions</li> <li>DM11 Protecting against environmental hazards</li> </ul>	1																	
154	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								3									Chapter 8 is also particularly relevant for this issue.
155	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:																		
156	<ul style="list-style-type: none"> <li>ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))</li> </ul>	1																	
157	<ul style="list-style-type: none"> <li>Noise Assessment (CD4.86 ES VOL 3 (i))</li> </ul>	1																	
158	<ul style="list-style-type: none"> <li>SEI Chapter 9 Noise (CD7.81 SEI (i))</li> </ul>	1																	
159	<ul style="list-style-type: none"> <li>Environmental Noise Assessment Addendum (September 2018) (CD7.81)</li> </ul>	1																	
160	Paragraphs 526 - 535 of the Committee Report present an accurate assessment	1																	



	and reasoned conclusion regarding the proposal and the impact of the development.									
161	Recommended planning condition no 41 meets the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1								
<b>Other matters: Wind turbulence</b>										
162	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment. <ul style="list-style-type: none"> <li>Anglia Square Wind Assessment and desk study (Sept 2018)</li> </ul>	1								
163	Paragraphs 536 - 539 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
<b>Other matters: Energy and water</b>										
164	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS3: Energy and water</li> <li>DM3: Delivering high quality design</li> </ul>	1				2	Add DM4			
165	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 14 Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1								
166	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.									
167	<ul style="list-style-type: none"> <li>Water Efficiency Statement (March 2018)</li> </ul>	1								
168	<ul style="list-style-type: none"> <li>Energy Statement Report (Rev A) (Sept 2018) (CD7.79)</li> </ul>	1				3	The energy efficiency measures are disappointing with only a 11.63% reduction in energy demand w.r.t. 2013 Building Regulations. Use of gas combi boilers for flats is unimaginative. When seen against current passivHaus developments in Norwich, we do not understand how no LZC system is viable. We agree with			



	and reasoned conclusion regarding the proposal and the impact of the development.																						
179	Recommended planning condition no. 29 and 30 meet the requirements of paragraph 55 of the NPPF, secures appropriate measures to mitigate the impact of development	1																					
<b>Other matters: Flood risk and surface water drainage</b>																							
180	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets</li> <li>DMS Planning effectively for flood risk</li> </ul>	1																					
181	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 14. Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1																					
182	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:																						
183	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 1 March 2018 (CD4.87)</li> </ul>	1																					
184	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 2 (CD4.88)</li> </ul>	1																					
185	<ul style="list-style-type: none"> <li>Flood Risk Assessment Addendum (CD7.82)</li> </ul>	1																					
186	Paragraphs 549 - 553 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1																					
187	Recommended planning conditions no. 36, 37 and 38 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1																					
<b>Other matters: Contamination</b>																							
188	Most important development plan policies for the consideration of this	1																					

	matter: <ul style="list-style-type: none"> <li>DM11 Protecting against environmental hazards</li> </ul>									
189	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								
190	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: <ul style="list-style-type: none"> <li>Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report (CD4.83)</li> </ul>	1								
191	Paragraphs 554 - 555 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
192	Recommended planning conditions no. 31, 32, 33, 34 and 35 meet the requirements of paragraph 55 of the NPPF and secures measures to satisfactorily mitigate the impact of development	1								
<b>Other matters: Health Impact</b>										
193	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 7 Supporting communities</li> </ul>	1				3	We consider DM22 to be particularly relevant to this issue.			
194	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1								
195	The following documents provide an appropriate and robust basis for assessing the impact of the development. <ul style="list-style-type: none"> <li>Health Impact Assessment Report (CD4.89)</li> </ul>	1								
196	Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
197	Recommended planning conditions 5, 15, 22, 28, 40,41, 42 43, 64, 65 and S106 Obligation Schedule 2, 11 meet	1								

	the requirements of paragraph 55 of the NPPF, secure measures to mitigate the impact of development.																			
<b>Public benefits</b>																				
198	Paragraph 196 of the NPPF requires less than substantial harm to be weighed against the public benefits of a proposal.	1																		
199	NPPG (Paragraph: 020 Reference ID: 18a-020-20190723) defines public benefits as, including anything that delivers economic, social or environmental objectives should be weighed against the harm to the significance of designated heritage assets.	1							3		Also needs to be weighed against other forms of harm, not just designated heritage assets.									
200	In the context of 199 above public benefits of the development include:	1																		
201	The proposal will unlock a highly sustainable site for development, arresting the dereliction and decline and significant underuse which has persisted for the last two decades.	1																		
202	The proposed quantum of development will assist in very significantly increasing Norwich's supply of housing	1																		
203	The proposed quantum of development will assist in significantly increasing Norwich's supply of affordable housing	1																		
204	The proposed quantum and mix of development will support permanent economic growth within the Northern City Centre Regeneration area and the wider city	1																		
205	The proposed development will support permanent social benefits through the provision of new homes, new jobs, improved shopping and leisure facilities and the creation of a safer and more accessible public spaces and routes	1																		
206	The development will positively assist in addressing deprivation in this part of the city	1																		
207	The proposed development will positively support the long term vitality and function of the Anglia Square Magdalen Street Large District Centre.	1																		
208	The development makes effective use of a brownfield site for homes and other uses.	1																		
209	The proposal focuses significant	1							3		The location is highly									

	development in a highly sustainable location limiting the need for travel and offering a genuine choice of transport modes						sustainable, but genuine choice of transport modes are not sufficiently offered by this scheme.		
210	The development will deliver heritage benefits through the: removal of areas of undeveloped wasteland from the conservation area; removal of buildings identified as negative buildings from the conservation area; creation of new streets and squares attracting more people to this part of the city centre conservation area; establishing framed views of St Augustine's Church and the Anglican cathedral from within the development and enhancing Magdalen Street through high quality replacement buildings.	1					3	We agree that removal of undeveloped wasteland would be positive, but that replacement buildings and spaces are not of sufficient quality to be considered a public benefit.	

**1. Report to Norwich City Sustainability Panel 25 September 2019**

<https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAJ5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zml0aR%2fkEnXE2VYTFyJWL6zxX%2fLlxldUmNemtzJNkyvVU5VeUOA%3d%3d&rUzwrPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNih225F5QMaQWcPHwdhUfCZ%2fLUQz%A2uL5iNRG4jdQ%3d%3d&mCTIbCubSfXsDGW9IXnl%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAivYtvA%3d%3d=ctNJff55vVA%3d&FgPliEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qij0ag1Pd993jsyOjqFvmyB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3d>

2. The former Budgens supermarket has been included in this total.

Anglia Square Statement of Common Ground  
Table 1  
25.09.19

For each heritage asset/ view each party is asked to enter into the relevant column a number 1- 2 indicating level of agreement with Norwich City Council's assessment of Impact :  
1 - agreed  
2 - not agreed

Where either 2 is entered a comment should be added.

IMPACT ON HERITAGE ASSETS							Impact on significance			
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign	
Anglican Cathedral		I	14, 8, 9, 14, 15, 16, 18, 19, 20, 21	Moderate harm				2 Harm under-estimated		
St Helen's Church		I	18, 20	Minor harm				2 Harm under-estimated		
Waterloo Park		RHPG II*	18	Minor harm				2 Harm under-estimated		
RC Cathedral		I	7, 14, 8, 9	Moderate harm				2 Harm under-estimated		
45 London Street		II	12, 14	Moderate harm				2 Harm under-estimated		
Castle		I, SAM	8, 9, 11, 14	Minor harm				2 Harm under-estimated		
St Andrew's Church		I	12, 14	Minor harm				2 Harm under-estimated		
City Hall		II*	8, 9, 11, 14	Minor harm				2 Harm under-estimated		
St Peter Mancroft Church		I	8, 9, 11	Negligible harm				2 Harm under-estimated		
The Guildhall		I	11	Minor harm				2 Harm under-estimated		
1 Gulldhal Hill		II	11	Minor harm				2 Harm under-estimated		
St Andrews and Blackfriars Halls		I, SAM	22, 14	Minor harm				2 Harm under-estimated		
St Peter Hungate Church		I	22, 14	Negligible harm				2 Harm under-estimated		
Britons Arms		II*	22, 14	Negligible harm				2 Harm under-estimated		
2-8 Elm Hill								2 Harm under-estimated		
St Augustine's Street group	Nos. 1-11, 21-29, 22-36, 42, 44, 46, 48, 50, 52, 59, 61, 71-73 New Botolph Street	Various	15, 16	Major harm				1		
St Augustine's Church		I	32, 14	Negligible harm				2 Harm under-estimated		
2-12 Gildencroft		II	32, 14	Minor harm				2 Harm under-estimated		
City Wall (Magpie Road)		SAM	14	Minor harm				2 Harm under-estimated		
Upper Close (northern group)	69, 70, 71, Erpingham Gate	Various	14	Negligible harm				2 Harm under-estimated		
Malds Head Hotel		II	11, 27, 14	Minor harm				2 Harm under-estimated		
St Clements Church		I	11, 27, 14	Major harm				1		
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	11, 27, 14	Major harm				1		
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	11	Major harm				1		
St Martin at Oak		I	14	Minor harm				2 Harm under-estimated		
47-49 St Martin's Lane		II	14	Moderate harm				2 Harm under-estimated		
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	14	Minor harm				2 Harm under-estimated		
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	14	Minor benefit				2 Harm under-estimated		
42-48 Magdalen Street group		Various	14	Negligible benefit				2 Harm under-estimated		
Magdalen Street (centre and north)	Nos. 75, 105, 107	II	14, 14	Major benefit				2 Harm under-estimated		
Doughty's Hospital		II	44	Negligible harm				2 Harm under-estimated		
43-45 Pitt Street		Local	14, 14	Total loss				1		
St Mary's Church		I	14	Negligible harm				2 Harm under-estimated		
Pykerell's House		II*	14	Negligible harm				2 Harm under-estimated		
69-89 Duke Street		II	14	Negligible harm				2 Harm under-estimated		
City Centre Conservation Area		NA	All	Minor-Moderate harm				2 Harm under-estimated		



TOWNSCAPE AND VISUAL IMPACT ANALYSIS									
Viewpoint Ref <sup>9</sup>	Viewpoint name	Heritage assets affected <sup>10</sup>	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
<i>Distant range / Image of Norwich</i>									
8	Motram monument	Anglican Cathedral	Sensitivity	High				1	
		RC Cathedral	Magnitude of Change	Medium				2 Change under-estimated	
		Castle	Residual effect	Moderate-Adverse				2 Effect under-estimated	
		City Hall							
		St Peter Mancroft							
9	Ketts Heights	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		RC Cathedral	Magnitude of Change	Medium				2 Change under-estimated	
		Castle	Residual effect	Moderate-Neutral				2 Effect under-estimated	
		City Hall							
		St Peter Mancroft							
12	Castle rampart	45 London Street	Sensitivity	High				1	
		Castle	Magnitude of Change	Medium				2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Adverse				1	
15	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		St Augustine's Street group	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
21	Mousehold Avenue	RC Cathedral	Sensitivity	Low				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
24	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		RC Cathedral	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
24	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
24	Waterloo Park	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		Waterloo Park	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
24	Aylsham Road	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
			Magnitude of Change	High				1	
			Residual effect	Major-Adverse				1	
24	Norwich Castle battlements	45 London Street	Sensitivity	High				1	
		Castle	Magnitude of Change	Medium				2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Neutral				2 Effect under-estimated	
60	Cathedral Meadow	Anglican Cathedral	Sensitivity	High				1	
		St Helen's Church	Magnitude of Change	Low-Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
4	Angel Road		Sensitivity	Low				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
10	Ketts Hill		Sensitivity	Low				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Minor-Adverse				2 Effect under-estimated	

Medium range / Streets, spaces, incidental									
22	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High					1
			Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Moderate-Adverse					2 Effect under-estimated
27***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium					2 Should be high
		Fye Bridge Street group	Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Minor-Adverse					2 Effect under-estimated
31***	Quaker Burial Ground		Sensitivity	Medium					2 Should be high
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Neutral					2 Effect under-estimated
38	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High					2 Should be high
			Magnitude of Change	Low-Medium					2 Change under-estimated
			Residual effect	Moderate-Beneficial					2 Effect under-estimated
37	Outside Forum	City Hall	Sensitivity	High					1
		St Peter Mancroft	Magnitude of Change	Low					2 Change under-estimated
		The Guildhall	Residual effect	Moderate-Adverse					2 Effect under-estimated
		1 Guildhall Hill							
39	Upper Close	Anglican Cathedral	Sensitivity	High					1
		Upper Close (northern group)	Magnitude of Change	Very Low					2 Change under-estimated
			Residual effect	Minor-Adverse					2 Effect under-estimated
41	Outside 21 Tombland	Malds Head Hotel	Sensitivity	High					1
			Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Moderate-Adverse					2 Effect under-estimated
46	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High					1
		Fye Bridge Street group	Magnitude of Change	Medium					1
		Wensum Street group	Residual effect	Major-Adverse					1
49	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium					2 Should be high
		47-49 St Martin's Lane	Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Adverse					2 Effect under-estimated
51	Junc Calvert Street / St Georges Street	St George's Street group	Sensitivity	High					1
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Major-Neutral					2 Effect under-estimated
52	Rosemary Lane	St Mary's Church	Sensitivity	High					1
		Pykerell's House	Magnitude of Change	Low					2 Change under-estimated
		69-89 Duke Street	Residual effect	Moderate-Adverse					2 Effect under-estimated
53	City Hall balcony	City Hall	Sensitivity	High					1
			Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Moderate-Neutral					2 Effect under-estimated
54	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High					1
			Magnitude of Change	Very low					2 Change under-estimated
			Residual effect	Minor-Adverse					2 Effect under-estimated
56	Fye Bridge	St Clements Church	Sensitivity	High					1
		Fye Bridge Street group	Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Moderate-Adverse					2 Effect under-estimated
13	Junc Gentlemans Walk / Davey Place		Sensitivity	High					1
			Magnitude of Change	Very Low					2 Change under-estimated
			Residual effect	Minor-Adverse					2 Effect under-estimated
19	OS St James Church, Barrack Street		Sensitivity	Low-Medium					2 Should be high
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Beneficial					2 Effect under-estimated
36	Junc Muspole Street / Colegate		Sensitivity	Medium					2 Should be high
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Neutral					2 Effect under-estimated
50	Bakers Road		Sensitivity	Medium					2 Should be high
			Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Minor-Neutral					2 Effect under-estimated
51	Sussex Street		Sensitivity	Medium					2 Should be high
			Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Minor-Neutral					2 Effect under-estimated
58	Great Hospital - The Church St Helen		Sensitivity	NA					2 Why is this NA? should be high
			Magnitude of Change	NA					2 Why is this NA? should be high
			Residual effect	NA					2 Why is this NA? should be major adverse

Close range / Immediate environs									
<b>16</b>	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium					2 Should be high
			Magnitude of Change	High					1
			Residual effect	Major-Adverse					1
<b>32</b>	St Augustine's Churchyard	St Augustine's Church 2-12 Gildencroft	Sensitivity	High					1
			Magnitude of Change	High					1
			Residual effect	Major-Neutral					2 Effect under-estimated
<b>35</b>	Junc Cowgate / Bull Close		Sensitivity	Low					2 Should be high
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Adverse					2 Effect under-estimated
<b>44</b>	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium					2 Should be high
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Neutral					2 Effect under-estimated
<b>1</b>	Magpie Road	City Wall (Magpie Road)	Sensitivity	Medium-High					1
			Magnitude of Change	High					1
			Residual effect	Major-Neutral					2 Effect under-estimated
<b>3</b>	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low					2 Should be high
			Magnitude of Change	High					1
			Residual effect	Moderate-Beneficial					2 Effect under-estimated
<b>11</b>	St Augustine's Church porch	St Augustine's Church 2-12 Gildencroft	Sensitivity	High					1
			Magnitude of Change	High					1
			Residual effect	Major-Neutral					2 Effect under-estimated
<b>3</b>	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street	Sensitivity	Medium					1
			Magnitude of Change	High					1
			Residual effect	Major-Beneficial					2 Effect under-estimated
<b>1</b>	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium					2 Should be high
			Magnitude of Change	Medium					2 Change under-estimated
			Residual effect	Moderate-Beneficial					2 Effect under-estimated
<b>1</b>	59 Magdalen Street	Magdalen Street	Sensitivity	Low					2 Should be high
			Magnitude of Change	High					1
			Residual effect	Moderate-Beneficial					2 Effect under-estimated
<b>4</b>	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium					2 Should be high
			Magnitude of Change	Low					2 Change under-estimated
			Residual effect	Minor-Beneficial					2 Effect under-estimated
<b>18</b>	Junc Edward Street / Magpie Road		Sensitivity	Low					2 Should be high
			Magnitude of Change	High					1
			Residual effect	Moderate-Beneficial					2 Effect under-estimated

\* Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number in black are of marginal relevance to the case.

\*\* Add viewpoints affect city centre conservation area

\*\*\* Viewpoint visualisation in March 2018 Compendium of View but not August 2018 revision A.

Appendix 6 – Responses Received from Weston Homes

Anglia Square Statement of Common

Ground

Table 1

25.09.19

For each heritage asset/ view each party is asked to enter into the relevant column a number 1-2 indicating level of agreement with Norwich City Council's assessment of Impact :

1 - agreed

2 - not agreed

Where either 2 is entered a comment should be added.

IMPACT ON HERITAGE ASSETS									
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*	Norwich City Council	The Applicant	Impact on significance		Norwich Society	Norwich Cycling Campaign
						Historic England	SAVE		
Anglican Cathedral		I	14, 8, 9, 11, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45	Moderate harm	2 - Minor harm (resultant from the change to the view of the Anglican Cathedral in mid- and longer-distant views from Alysham Road (views 14 and 49))				
St Helen's Church		I	14, 37	Minor harm	2 - No harm				
Waterloo Park		RHPG II*	14, 37	Minor harm	2 - No harm				
RC Cathedral		I	7, 15, 8, 9	Moderate harm	2 - No harm				
45 London Street		II	12, 34	Moderate harm	2 - No harm				
Castle		I, SAM	8, 9, 11, 15	Minor harm	2 - No harm				
St Andrew's Church		I	12, 34	Minor harm	2 - No harm				
City Hall		II*	8, 9, 11, 15	Minor harm	2 - No harm				
St Peter Mancroft Church		I	8, 9, 11	Negligible harm	2 - No harm				
The Guildhall		I	11	Minor harm	2 - No harm				
1 Guildhall Hill		II	11	Minor harm	2 - No harm				
St Andrews and Blackfriars Halls		I, SAM	22, 35	Minor harm	2 - No harm				
St Peter Hungate Church		I	22, 35	Negligible harm	2 - No harm				
Britons Arms		II*	22, 35	Negligible harm	2 - No harm				
2-8 Elm Hill					2 - No harm				
St Augustine's Street group	Nos. 1-11, 21-29, 22-36, 42, 44, 46, 48, 50, 52, 59, 61, 71-73 New Botolph Street	Various	15, 16	Major harm	2 - Moderate harm				
St Augustine's Church		I	32, 33	Negligible harm				1	
2-12 Gildencroft		II	32, 33	Minor harm				1	
City Wall (Maggie Road)		SAM	17	Minor harm	2 - No harm				
Upper Close (northern group)	69, 70, 71, Erpingham Gate	Various		Negligible harm	2 - No harm				
Maids Head Hotel		II	18	Minor harm				1	
St Clements Church		I	17, 27, 38	Major harm	2 - Minor harm				
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	17, 27, 38	Major harm	2 - Minor harm				
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	18	Major harm	2 - Minor harm				
St Martin at Oak		I	18	Minor harm	2 - No harm				
47-49 St Martin's Lane		II	18	Moderate harm	2 - No harm				
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	18	Minor harm				1	
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	38	Minor benefit	2 - Negligible benefit				
42-48 Magdalen Street group		Various	18	Negligible benefit				1	
Magdalen Street (centre and north)	Nos. 75, 105, 107	II	18, 33	Major benefit	2 - Minor Benefit				
Doughty's Hospital		II	44	Negligible harm	2 - Minor harm				
43-45 Pitt Street		Local	10, 36	Total loss				1	
St Mary's Church		I	11	Negligible harm	2 - No harm				
Pykerell's House		II*	11	Negligible harm	2 - No harm				
69-89 Duke Street		II	11	Negligible harm	2 - No harm				
City Centre Conservation Area		NA	All	Minor-Moderate harm	2 - Minor benefit				

TOWNSCAPE AND VISUAL IMPACT ANALYSIS									
Viewpoint Ref*	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
					The Applicant considers that the TVIA section replicates, and is used as the basis for, the evaluation of the impact of the development on each Heritage Asset according to the 'Relevant Views', set out above in the 'Impact on Heritage Assets' section.				
Distant range / Image of Norwich									
8	Motram monument	Anglican Cathedral	Sensitivity	High					
		RC Cathedral	Magnitude of Change	Medium					
		Castle	Residual effect	Moderate-Adverse					
		City Hall							
		St Peter Mancroft							
9	Ketts Heights	Anglican Cathedral	Sensitivity	Medium					
		RC Cathedral	Magnitude of Change	Medium					
		Castle	Residual effect	Moderate-Neutral					
		City Hall							
		St Peter Mancroft							
12	Castle rampart	45 London Street	Sensitivity	High					
		Castle	Magnitude of Change	Medium					
		St Andrew's Church	Residual effect	Major-Adverse					
15	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium					
		St Augustine's Street group	Magnitude of Change	Medium					
			Residual effect	Moderate-Adverse					
	Mousehold Avenue	RC Cathedral	Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
18	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium					
		RC Cathedral	Magnitude of Change	Medium					
			Residual effect	Moderate-Adverse					
24	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
25	Waterloo Park	Anglican Cathedral	Sensitivity	Medium					
		Waterloo Park	Magnitude of Change	Medium					
			Residual effect	Moderate-Adverse					
26	Aylsham Road	Anglican Cathedral	Sensitivity	Medium					
			Magnitude of Change	High					
			Residual effect	Major-Adverse					
34	Norwich Castle battlements	45 London Street	Sensitivity	High					
		Castle	Magnitude of Change	Medium					
		St Andrew's Church	Residual effect	Major-Neutral					
60	Cathedral Meadow	Anglican Cathedral	Sensitivity	High					
		St Helen's Church	Magnitude of Change	Low-Medium					
			Residual effect	Moderate-Adverse					
4	Angel Road		Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
10	Ketts Hill		Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Minor-Adverse					



Close range / Immediate environ																				
<b>16</b>	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium																
			Magnitude of Change	High																
			Residual effect	Major-Adverse																
<b>32</b>	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High																
		2-12 Gildencroft	Magnitude of Change	High																
			Residual effect	Major-Neutral																
<b>35</b>	Junc Cowgate / Bull Close		Sensitivity	Low																
			Magnitude of Change	Medium																
			Residual effect	Moderate-Adverse																
<b>44</b>	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium																
			Magnitude of Change	Medium																
			Residual effect	Moderate-Neutral																
<b>17</b>	Magple Road	City Wall (Magple Road)	Sensitivity	Medium-High																
			Magnitude of Change	High																
			Residual effect	Major-Neutral																
<b>30</b>	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low																
			Magnitude of Change	High																
			Residual effect	Moderate-Beneficial																
<b>31</b>	St Augustine's Church porch	St Augustine's Church	Sensitivity	High																
		2-12 Gildencroft	Magnitude of Change	High																
			Residual effect	Major-Neutral																
<b>34</b>	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street	Sensitivity	Medium																
			Magnitude of Change	High																
			Residual effect	Major-Beneficial																
<b>32</b>	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium																
			Magnitude of Change	Medium																
			Residual effect	Moderate-Beneficial																
<b>33</b>	59 Magdalen Street	Magdalen Street	Sensitivity	Low																
			Magnitude of Change	High																
			Residual effect	Moderate-Beneficial																
<b>30</b>	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium																
			Magnitude of Change	Low																
			Residual effect	Minor-Beneficial																
<b>18</b>	Junc Edward Street / Magple Road		Sensitivity	Low																
			Magnitude of Change	High																
			Residual effect	Moderate-Beneficial																

\* Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number in amber are other relevant views, viewpoint numbers in black are of marginal relevance to the case.  
 \*\* Add viewpoints affect city centre conservation area  
 \*\*\* Viewpoint visualisation in March 2018 Compendium of View but not August 2018 revision A.



## Appendix 7 – Responses Received from Historic England



	place within the Anglia Square redevelopment area because it faces the largest public space within the development at a point opposite the proposed cinema and where St George's Street "hinges".				for the protection in statute and policy for the character and significance of designed heritage assets.					
98	The tower does not block views of the Anglican Cathedral from Aylsham Road or St Augustine's Street but it does diminish and harm them through its competing prominence.	1		1						
99	The architectural treatment of the tower is distinctive by comparison with towers in other cities and other buildings within the Anglia Square development.	1		3	The meaning of the first half of this sentence is obscure. It is the case that proposed the architectural treatment of the tower is distinct from that of the remainder of the proposed development.					
100	The tower fails to provide public vantage points, which would have been desirable.	3	There is no requirement for such access in policy or best practice.	1						
<b>Heritage Impact</b>										
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets.	1		3	We have not filled in the impact column using the language of environmental assessment. Our evaluation is that the impact in all cases (bar the total loss of the locally listed buildings) would be to cause less than substantial harm – the degree of which we shall consider in evidence.					
103	Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i)) provides an accurate description of the significance of relevant designated assets			2	We shall present our own assessment in our evidence.					
104	The viewpoints listed in Table 1 – Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate basis for assessing the visual setting impact of the			1	We have not offered views on the "TVIA" rating, as it is not our role to replicate / modify the consultants' work. This does not imply agreement with the consultants' judgements. We shall comment on impact in our evidence.					

development.

Town and Country Planning Act 1990 - Section 77  
Town and Country Planning (Inquiries Procedure)(England)Rules 2000

**DRAFT STATEMENT OF COMMON GROUND**

Site:	Anglia Square including land and buildings to the north and west
Applicant:	Weston Holmes PLC and Columbia Threadneedle Investments
Local Planning Authority:	Norwich City Council
Rule 6 Parties	Historic England Save Britain's Heritage Norwich Society Norwich Cycling Campaign
PINS reference:	APP/G2625/N/19/3225505
LPA reference:	18/00330/F

## **Introduction**

1. This draft Statement of Common Ground is made in relation to the Inquiry called by the Secretary of State in relation to planning application 18/00330/F. The inquiry relates to an application for planning permission for the redevelopment of the buildings and open land known as Anglia Square, (the Site).
2. The draft Statement of Common Ground has been jointly produced by the Applicant and the Council. The draft has been distributed to all Rule 6 Parties with the intention of seeking to agree information and as many issues as possible prior to the commencement of the Inquiry.
3. It is envisaged that there will be further iterations of the Statement of Common Ground to be negotiated and signed by the parties prior to the start of the Inquiry.
4. Historic England notes that the form of this Statement of Common Ground was devised without reference to Historic England. In the tabulation appended to the statement, Historic England has responded as regards the sections of most relevance to its case, namely rows 91 – 101 (“the Tower”) and rows 102 – 107 (“Heritage Impact”). Historic England’s agreement or disagreement only relates to these sections. Agreement or disagreement on the part of Historic England cannot be implied otherwise.

## **The site and surroundings**

The application site measures approximately 4.5 hectares and includes three parcels of land. Most of the application site comprises the existing Anglia Square Shopping Centre and associated adjoining land (4.11 hectares). This parcel forms an island of land and buildings enclosed by St Crispin’s Road flyover, Pitt Street, New Botolph Street, Edward Street and Magdalen Street. Two small parcels of land are located to the north of the main site and comprise two separate areas of open land adjacent to Edward Street.

5. The main site is currently occupied by; the Anglia Square Shopping Centre including a multi-storey car park, (closed), Sovereign House,(vacant), Gildengate House, (temporary artists’ studio use and vacant), cinema, (vacant), two night clubs, (vacant), pool club, (vacant), retail and other mixed use properties, (some vacant), including a chapel (Surrey Chapel) fronting St Crispin’s Road, and surface level car parking. This part of the site also contains Botolph Street and Cherry Lane and a service road for Anglia Square called Upper Green Lane.
6. Anglia Square was extensively redeveloped during the 1960s and 1970s following the construction of St Crispin’s Road. The urban renewal scheme comprises a precinct of retail, leisure and office units and buildings. The existing shopping centre has a range of retail units including large format stores occupied by QD, Iceland and Poundland and smaller units occupied by a mix of national and independent retailers. At the upper level there is a, now vacant 4 screen cinema and a multi-storey public carpark (closed), both accessed via St Crispin’s Road and Upper Green Lane. Sovereign House and Gildengate House are substantial multi-storey office buildings 6- 7

storeys in height. Sovereign House was formerly occupied by Her Majesty's Stationary Office (HMSO) and at one time around 1000 office workers were based there. This building has been vacant since November 2000<sup>1</sup> and has become visibly more dilapidated over time. Gildengate House ceased office use in 2003, was vacant between 2003 and 2009, before being partly occupied as artist studios on a temporary basis.

<sup>1</sup>Based on business rate records: Sovereign House was taken out of rating November 2000.

7. Within the south western sector of the main site are Surrey Chapel Free Church and a number of premises fronting Pitt Street (41-61 Pitt Street). The church is in active use and the other premises are vacant or occupied on flexible leases by a number of businesses and social enterprises including Men's Shed, MensCraft, Farm Share, Print to the People and a car wash.
8. A schedule listing buildings located within the application site is included as Appendix 1. The list specifies for each building; existing planning use class, floorspace (sqm GIA) and vacant floorspace (sqm GIA). The application site includes a total of 49, 241 sqm (GIA) of existing floorspace. Currently 67% (33,268sqm GIA) of this floorspace is vacant.
9. The application includes two smaller sites, to the north of and separated from the main site. The western of the two smaller sites fronts New Botolph Street and Edward Street (0.27hects). The eastern of the two sites lies north of Edward Street, to the west of its junction with Beckham Place (0.13hects).Both of these are used for surface car parking.
10. The eastern part of the main site is bounded by Magdalen Street. Surrounding buildings along this section of Magdalen Street are predominantly 19<sup>th</sup> century two and three storey buildings with retail units at ground floor level, as well as a large four storey late 20<sup>th</sup> century building immediately opposite, accommodating Roy's department store, a post office and Riley's Sports Bar. The former Barclays bank (100 Magdalen Street) on the corner of Magdalen Street and Edward Street is physically connected to the shopping centre structure but excluded from the planning application. It has been converted to retail use on the ground floor, but is currently vacant. Magdalen Street is a key route taking vehicular and pedestrian traffic from the northern suburbs into the city centre, under the St Crispin's Road flyover. A number of bus stops are located on Magdalen Street adjacent to the flyover. Opposite the north-eastern corner of the Site, at the junction of Edward Street and Magdalen Street, is a former doctor's surgery (The Gurney Surgery) and a pharmacy. The doctor's surgery has recently relocated to larger premises on Fishergate to the south-east of the Site
11. To the north of Edward Street, the area surrounding the land east and west of Beckham Place includes a variety of generally large scale modern buildings, including Dalymond Court, (a pair of four storey residential apartment buildings) to the west, and the three storey Epic Studios building to the east.
12. The area to the northwest of the site is largely residential in character, comprising predominantly two storey 19<sup>th</sup> century terraced houses. St Augustine's Street, is lined with older two storey properties many of which have retail / commercial uses at ground floor. Many of the properties on St Augustine's Street and connecting streets (e.g. Sussex St) are statutorily or locally listed. To the northwest of the junction of New Botolph Street and St

Augustine's Street is St Augustine's Church (Grade I listed) the only surviving medieval church north of St Crispin's Road. To the south of the church is a Grade II Listed timber-framed residential terrace 2-12 Gildencroft. To the south of the terrace is Gildencroft Park which includes a large children's play area. Adjacent to the park there is a collection of commercial properties located towards the roundabout with St Crispin's Road, on the west side of Pitt Street, facing those within the Site.

13. To the south of Anglia Square is St Crispin's Road, a dual carriageway and flyover, which is fronted on its southern side by modern larger scale commercial buildings (up to 6 storeys) along with the rear of Grade II Listed Doughty's Hospital. This listed building, comprises two storey 19th century terraced almshouses for the elderly, built around a central garden. St Mary's House and St Crispins House front the St Crispin's Road roundabout. Both the sites have been the subject of recent planning approvals involving comprehensive redevelopment (St Mary's House 16/01950/O) and conversion/increase in building height (St Crispins House 17/01391/F).

## **Constraints**

### **Historic environment:**

14. The entire application site is located within the Norwich City Centre Conservation Area (Anglia Square character area) and is in the vicinity of both the Northern City and Colegate character areas. It also falls within the locally identified Main Area of Archaeological Interest and is defined on the adopted Local Plan Policies map.
15. There are no statutory listed buildings within the application site. Nos 43 - 45 Pitt Street are locally designated heritage assets on Norwich's local list. In March 2017 Historic England issued a Certificate of Immunity from Listing in relation to Sovereign House.
16. The site lies in the vicinity of a large number of statutorily and local listed buildings. Figure 32 within the Built Heritage Statement (ES Technical Appendix 7.2 - CD4.86 ES Vol 3 (i)) identifies statutory listed buildings within 250m, 500m and 1000m of the application boundary. Appendix B and Appendix C of that document include tables listing designated assets within 1km and locally listed buildings in the vicinity of the site.

### **Flooding and drainage:**

17. Anglia Square is located relatively close to the existing watercourse of the River Wensum that flows through the City Centre. Based on the Environment Agency's flood risk mapping data, the site is located within Flood Zone 1 and thus has a low probability of flooding.
18. The site is located in the Norwich Critical Drainage Catchment Area and susceptible to surface water flooding.

### **Landscape and trees:**

19. The site includes a group of ten London Plane trees and two lime trees fronting onto St Crispin's Road.





## Other relevant Local Plan Policy Designations

### Large District Centre:

20. The main site falls within Anglia Square, and Magdalen Street Large District Centre identified in the Development Plan (Policies Map extract – Appendix 2). The Large District Centre is located within the northern part of Norwich City Centre.

### Relevant planning history

21. The site now occupied by Anglia Square was originally cleared as part of the construction of the inner ring road (St Crispin's Road) in the 1960s and included the clearance of land to the west of the shopping centre across to Pitt Street and St Augustine's Street. The original planning consent for Anglia Square included the shopping centre, cinema, car park and offices. Additional phases of development were designed for the western part of the site but never built, and much of this land has remained open and undeveloped since the site was cleared and is in use as surface car parking.
22. Planning consent was granted in October 2009 (08/00974/F) for comprehensive regeneration of Anglia Square and its environs for mixed use development, including approximately 200 residential units, a foodstore (clarify size), a bridge link over St. Crispin's Road, a health centre, the potential relocation of Surrey Chapel, and enhancement of landscaping including an enlarged square. The proposal for redevelopment included the demolition of all the buildings along Pitt Street (including the locally-listed buildings), Surrey Chapel, Sovereign House, Gildengate House, some of the units around the Square, and the removal of Botolph Street and the twelve trees and open space adjacent to St Crispin's Road.
23. A phased planning consent was granted in March 2013 for the comprehensive redevelopment of Anglia Square including land and buildings to the north and west of the Square (applications reference 11/00160/F, 11/00161/F). The first phase proposals were for mixed use development, including an enlarged Anglia Square, a new 7,792 sqm foodstore, supported by 507 car park spaces, amendments to the current access arrangements including enhanced pedestrian, cycle, public transport accessibility, a bridge link over St Crispin's Road, and closing of the subway under the same. The application also included additional retail and other town centre uses (Class A1, A2, A3, A4) totaling 3,565 sqm net, a crèche (Class D1) and up to 91 residential units (Class C3) in mixed private/housing association use. Outline planning permission was also granted for 16 housing association units on land west of Edward Street.
24. Planning consents were also granted for later phases of development in this area and included additional retail and food and drink uses (Class A1/A3) totaling of 2,985 sqm; rooftop parking providing 99 spaces and 29 private flats with temporary car parking; external refurbishment of Gildengate House offices and improvement to existing office entrance; additional retail and food and drink uses (Class A1/A3) of 2,094 sqm and the provision of a gym (Class D2) of 1,478 sqm.
25. Two further planning permissions were granted to facilitate the delivery of the

development as set out above (references 11/00162/O and 11/00163/C).

26. The St Augustine's gyratory system, as required by condition 15 of planning permission 08/00974/F was completed resulting in the commencement of this consent. All the other planning permissions have expired.

### **Description of the Proposal**

27. The application proposes substantial demolition of existing buildings on the site and a mixed use redevelopment scheme including up to 1250 dwellings (with 70 in a 20 storey tower); up to 11,000 sqm Gross External Area (GEA) of flexible retail/ commercial/non-residential institution floorspace; a replacement cinema; a replacement multi-storey public car park; a new purpose-built facility for Surrey Chapel; and a hotel.
28. The entire application is submitted as a 'hybrid' planning application; the initial phase of development (phase 1) and the tower are submitted in 'detail' with the remainder submitted in 'outline'.

### **Detailed Element (Block A, Tower and public realm areas)**

29. The detailed element of the planning application comprises an area of 1.8 ha and seeks full planning permission for the following:
- Demolition of the multi-storey car park, cinema and associated ground and first floor elements of this sector of the shopping centre
  - 428 residential dwellings (Use Class C3); (with Block A and the tower)
  - 4,420 sqm GEA flexible ground floor retail, services, food & drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to a maximum of 550 sqm within the entire scheme);
  - 380 sqm GEA ground floor flexible commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1);
  - Public conveniences with disabled and "Changing Places" facility
  - Multi-storey car park with associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements; and
  - Public realm spaces comprising 2 squares and 2 streets.

### **Outline Element**

30. The outline element of the planning application comprises an area of 2.73 ha, and seeks outline planning permission for the following:
- A maximum of 822 residential dwellings (Use Class C3), including the refurbishment and change of use of Gildengate House from office to residential. At least 120 of the above dwellings will be affordable housing,

- with a tenure split of 85% social rented and 15% intermediate tenure;
- 11,350 sqm GEA hotel (Use Class C1);
- 5,430sqm GEA flexible retail, services, food & drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to a maximum of 550 sqm);
- 770 sqm GEA flexible commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1);
- 3,400 sqm GEA cinema (Use Class D2);
- 1,300 sqm place of worship (Use Class D1); and
- Associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements.

31. All of the above floorspace figures are given as maximum Gross External Area (GEA), thereby identifying the maximum development envelope and amount of floorspace to be delivered in each development parcel.
32. The proposal has been amended since first submission in March 2018. A number of amendments have been made, including the reduction in the width and height of the tower, lowering from 25 to 20 storeys. These amendments were submitted in September 2018, with all relevant application documents referring to the changes as the “Amended Scheme”. The table below provides a summary of the Amended Scheme. Note that the quanta of development stated are maximum figures and indicative in respect of the outline elements of the proposal.

### 33. Summary information

Proposal	Key information		
<b>Existing floorspace to be demolished</b>	<b>49, 241 sqm. GIA</b>		
<b>Residential</b>			
Total no. of dwellings	<b>1209 (flexibility for up to 1250)</b>		
Dwelling types	<b>1 x bed flat</b>	<b>2 bed flat</b>	<b>3 x bed houses</b>
	<b>637</b>	<b>563</b>	<b>9</b>
Affordable housing amount and mix	<b>Minimum of 120</b> <b>Minimum of 111 x 1 bed flats and 9 x 3 bed houses</b> <b>Ratio of 85:15 social rent: intermediate tenure = 102 social rent and 18 intermediate (1 bed flats)</b>		
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	<b>10% of total : 120-125</b>		

	<b>Total no of dwellings in phase</b>	<b>No of affordable dwellings in phase (based on maximum no of dwellings in each phase)</b>
Phase 1: Block A (detail)	<b>323</b>	<b>0</b>
Phase 2: Blocks C,D,E,F (tower in detail)	<b>474</b>	<b>95</b>
Phase 3: Block GH	<b>319</b>	<b>0</b>
Phase 4: Blocks J, B	<b>93</b>	<b>25</b>
<b>Commercial development</b>		
Flexible use A1/A2/A3/A4/B1/D1/sui generis	<b>Total – 11,000sqm GEA (9850sqm Gross Internal Area (GIA))</b>  <b>Flexibility for up to 6580sqm of the Total to be used for offices (B1)</b>	
Flexible discounted commercial floorspace	<b>1150sqm GEA (within 11,000 GEA total)</b>	
Hotel	<b>11,350sqm (located in block F)</b>	
Cinema	<b>3400sqm (located in block G/H)</b>	
<b>Other</b>		
Public multi-storey car park (MSCP)	<b>600 spaces (within Block A)</b>	
Replacement Surrey chapel	<b>Site north of Edward Street</b>	
Public toilets + "Changing Places" facility	<b>Within block A</b>	
<b>Highway works</b>		
Vehicular access	Edward Street: <ul style="list-style-type: none"> <li>• Main vehicular access to the proposed Multi Storey Car Park (MSCP) – 600 public parking spaces plus 300 residential spaces</li> <li>• Service yard access – located in the same location as the existing service yard. This will serve the retail units in the Northeast block and residential units in Block A</li> <li>• Reconfigured junction with New Botolph Street and new pedestrian and cycle crossing facility</li> <li>• Widening of the 'Yellow Pedalway' existing shared surface north of the application boundary on Edward Street up to the Esdelle Street junction.</li> <li>• New laybys for taxis, car club and servicing</li> </ul> A147 St Crispin's Road	

	<ul style="list-style-type: none"> <li>• The existing St Crispin's Road access to Upper Green Lane would be 'stopped up' and bridge demolished.</li> <li>• A new vehicular access is proposed from St Crispin's Road to serve a decked residential car park in Blocks G/H and the existing service yard for the retail development at Anglia Square south of Gildengate House.</li> <li>• Closure of the Botolph Street junction with St Crispin's Road with improvements to the pedestrian/cycle environment and tactile surfacing to link with the new grade crossing of St Crispin's Road that has replaced the subway crossing.</li> <li>• Widening of existing pavement to form shared surface link from St Crispin's Road crossing to Pitt Street</li> </ul> <p>Pitt Street</p> <ul style="list-style-type: none"> <li>• Access from Pitt Street to residential car park within Blocks E/F would be via a 'left in/left out' junction arrangement</li> <li>• Provision of two laybys for drop off/pick- up/loading/servicing</li> </ul> <p>New Botolph Street</p> <ul style="list-style-type: none"> <li>• Access for service and emergency vehicles would be provided in the form of dropped kerbs on New Botolph Street into the proposed pedestrianised area</li> <li>• Vehicular access into the proposed site will be strictly controlled. The perimeter access into the site from the public highway will be protected by retractable bollards or similar, which could potentially be controlled using a 'smart' fob for the purposes of allowing the front door servicing/emergency vehicle access.</li> </ul> <p>Magdalen Street</p> <ul style="list-style-type: none"> <li>• Provision of southbound bus stop layby to south of St Crispin's Road flyover, relocated from Edward Street and associated realignment of carriageway and footways</li> <li>• Provision of lay-by for taxi 'drop-off' and 'pickup'</li> </ul>
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No of car parking spaces	<b>Public car park</b>		<b>No. of spaces</b>
	Standard Parking Bays		<b>546</b>
	Parent and Child Bays		<b>18</b>
	Disabled bays		<b>36</b>
	<b>Total</b>		<b>600</b>
	Number of EVCP		<b>3 (Fast charging)</b>
	Motorcycle spaces		<b>22</b>
	<b>Residential parking</b>		<b>No. of spaces</b>
	<b>Block A</b>		<b>333</b>
	<b>Block B</b>		<b>14</b>
	<b>Block E/F</b>		<b>Max. 290</b>
	<b>Block G/H</b>		<b>Max. 273</b>
	<b>Total</b>		<b>Max. 910</b>
Electric vehicle charging  In addition each residential car park block will have 2 x communal user-paid fast charge points available for all residents with access to car park areas.	Block	On construction	Scope to increase (2030)
	A	20	40
	B	10	11
	E/F	30	60
	G/H	30	60
No of cycle parking spaces	<p>Commercial (staff) – Up to 240 secure/covered spaces – distributed across the development</p> <p>Public - 92 spaces within public realm areas</p> <p>Residential - 1372 covered/secure spaces – distributed across the development in locations directly adjacent to each residential entrance lobby</p> <p>On construction 75% of the required provision, based on DM31 Monitoring of cycle parking in Block A will inform provision within subsequent blocks at Reserved Matters application stage.</p>		
Servicing arrangements	<p>Blocks A and D - Designated covered service area accessed from Edward Street and service lay-by on Edward Street</p> <p>Blocks E and F – service lay-by on Edward</p>		

	<p>Street and 2 further service bays on Pitt Street</p> <p>Blocks G and H – On-site service area accessed from St Crispin’s Road</p> <p>New routes through the site will be controlled to facilitate service vehicles for ‘front door’ servicing of commercial floorspace</p>
Refuse arrangements	<p>Designated commercial bin stores</p> <p>Designated residential bin stores - The proposed strategy is designed around weekly collections with the additional collection by a private operator/arrangement funded by the on-site residential management body</p>

## Relevant Planning policy

### The Development Plan

34. The Development Plan, for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004, comprises:
- Joint Core Strategy for Broadland, Norwich and South Norfolk that was adopted in March 2011 together with amendments that were adopted in January 2014 (the **JCS**);
  - Norwich Development Management Policies Local Plan that was adopted in December 2014 (the **DM Plan**); and
  - Norwich Development Site Allocations Local Plan that was adopted in December 2014 (the **SA Plan**).

### The most important development plan policies for determining the application:

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design
- JCS4 Housing delivery
- JCS5 The economy
- JCS7 Supporting communities
- JCS11 Norwich city centre
- JCS19 The hierarchy of centres
  
- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM8 Planning effectively for open space and recreation



- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM20 Protecting and supporting city centre shopping
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

### **National Planning Policy**

- The National Planning Policy Framework (NPPF)
35. Relevant National Planning Policy is contained within the National Planning Policy Framework (February 2019)
- National Planning Practice Guidance (NPPG)
36. The NPPG sets out guidance in regard to key issues contained within the NPPF, February 2019. This should be taken into account when assessing the application as a material consideration.

### **Other material considerations**

37. The following documents provide other material considerations in the determination of the application.

#### **Norwich City Council: Supplementary Planning Documents (SPD)**

- Affordable Housing SPD (July 2019 )
- Main town centre uses and retail frontages SPD (December 2014)
- Open space & play space SPD (October 2015);
- Landscape and Trees SPD (June 2016); and
- Heritage Interpretation SPD – (December 2015).

#### **Norwich City Council: Policy guidance**

- Anglia Square Policy Guidance Note (2017)

38. The PGN is a material consideration in the determination of any planning application for the site, albeit less weight would be attributed to it than an adopted supplementary planning document (**SPD**)

Emerging Plan:

39. Greater Norwich Local Plan (the **GNLP**), which will plan for development until 2036.
40. A revised timetable for the GNLP was agreed by the Greater Norwich Development Partnership Board in June 2018, and is set out in the table below. The emerging GNLP should be afforded very limited weight in the determination of the application.

Call for sites	May-July 2016
Regulation 18 Growth Options and Site Proposals Consultation	January-March 2018
Regulation 18 Consultation on New, Revised and Small Sites	October-December 2018
Greater Norwich Development Partnership Board meeting	Date tbc
Norwich City Council – Cabinet meeting	Date tbc
Regulation 18 Draft Plan Consultation	October – December 2019
Regulation 19 Publication	February-March 2020
Submission of the GNLP to the Secretary of State for the Environment	June 2020
Public Examination	January 2021
Adoption	September 2021

**Other relevant documents**

41. Other relevant documents are set out in the draft Core Documents List (

Appendix 3)

Table of areas of agreement/disagreement

Level of agreement:

1 - full agreement

2 - Not agreed (add explanatory note)

3 – Partial agreement (add explanatory note)

Norwich City Council		The Applicant		Historic England		Save Britain's Heritage		Norwich Society		Norwich Cycling Campaign		Prospect of resolution
		No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
<b>Statement of Common Ground section headings:</b>												
1	The Site and Surroundings	1										
2	Constraints	1										
3	Relevant planning history	1										
4	Description of the Proposal	1										
5	Relevant planning Policy and other material consideration	1										
<b>Norwich City Council: Planning matters (as referred to in the Committee Report)</b>												
<b>Main issue 1: Principle of development</b>												
6	Most important development plan policies for the consideration of this matter: • JCS11: Norwich City Centre	1										
7	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2. Achieving sustainable development • Chapter 11 Making efficient use of land	1										
8	JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.	1										
9	Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.	1										
10	Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the principle of development.	1										
<b>Main issue 2: Development Viability</b>												
11	The following submitted evidence documents provide an appropriate and robust basis for assessing development viability of the proposed scheme:			2	We expect to submit our own viability evidence							

12	<ul style="list-style-type: none"> <li>CD7.87: Anglia Square Viability Report update (Including Appendices 1-14)</li> </ul>	1									
13	<ul style="list-style-type: none"> <li>CD CD9.4: DVS Review of Development Viability Assessment (dated 9 November 2018)</li> </ul>	1									
14	Paragraph 8a) of the NPPF requires the planning system to ensure that sufficient land of the right types is available in the right places and at the right time to support growth.	1									
15	Development viability is a material planning consideration.	1									
16	Development viability is a material planning consideration when considering whether a development/site is deliverable.	1									
17	Norwich City Council have an adopted Exceptional Circumstances Policy in place that allows a claimant to seek relief from Community Infrastructure Levy (CIL) when payment would have an unacceptable impact on the economic viability of development which would have wide community and regeneration benefits	1									
18	Norwich City Council have successfully bid for £15million of Housing Infrastructure grant funding in relation to the proposed development.	1									
19	The availability of public subsidy and relief are material considerations when assessing whether a development is deliverable	1									
20	The following submitted evidence documents provide a proportionate and robust basis for assessing 'reasonable alternatives' studied by the applicant:	1									
21	<ul style="list-style-type: none"> <li>ES Chapter 4 Proposed development and Alternatives (CD4.86 ES Vol 2 (d))</li> </ul>	1									
22	<ul style="list-style-type: none"> <li>SEI Chapter 4 Proposed development and Alternatives (CD7.81SEI(d))</li> </ul>	1									
23	Paragraph 142 – 168 of the Committee Report presents an	1									

	accurate assessment and reasoned position regarding development viability of the submitted and alternative schemes.								
24	S106 Obligation Schedule 3 meets the requirements of paragraph 55 of the NPPF and secures further viability reviews over the lifetime of the project.	1							
<b>Main Issue 3: Impact of the Development on European Designated Sites</b>									
25	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets.</li> <li>DM6: Protecting and enhancing natural resources</li> </ul>	1							
26	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2. Achieving sustainable development</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1							
27	The following submitted evidence documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development :								
28	<ul style="list-style-type: none"> <li>ES Chapter 12 Ecology (March 2018) (CD4.86 ES VOL 2 (l))</li> </ul>	1							
29	<ul style="list-style-type: none"> <li>ES 12.1 Ecology AA (CD4.86 ES VOL 3 (r))</li> </ul>	1							
30	<ul style="list-style-type: none"> <li>Chapter 12 Ecology (September 2018)( CD7.81 SEI (l) SEI)</li> </ul>	1							
31	<ul style="list-style-type: none"> <li>Ecology Note of Clarification (CD8.2)</li> </ul>	1							
32	Paragraph 169 - 181 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the impact of the development.	1							
33	S106 Obligation Schedule 9 meets the requirements of paragraph 55 of the NPPF and secures a proportionate contribution towards measures to	1							

	mitigate the impact of the Development on European protected sites									
<b>Main Issue 4: Principle of Housing</b>										
34	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS4: Housing Delivery (although this is now out of date in the context of NPPF para 14)</li> <li>JCS11: Norwich City Centre</li> <li>DM12: Ensuring well-planned housing development</li> </ul>	1								
35	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 5. Delivering a sufficient supply of homes</li> <li>Chapter 11. Making efficient use of land</li> </ul>	1								
36	The following document provides an up to date and robust assessment of housing supply in Greater Norwich, including Norwich: <ul style="list-style-type: none"> <li>Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-2018 (CD2.1X)</li> </ul>	1								
37	Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at: <ul style="list-style-type: none"> <li>Greater Norwich: 6.54 years</li> <li>Norwich City: 6.82 years</li> </ul>	1								
38	Housing land supply (for the year 2017-2018) for the Norwich Policy Area, measured against JCS4 housing targets stands at: <ul style="list-style-type: none"> <li>3.94 years<sup>1</sup></li> </ul>	1								
39	The following document provides an appropriate and robust assessment of housing need in	1								

<sup>1</sup> Report to Norwich City Sustainability Panel 25 September 2019

<http://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zmI0aR%2fkEnXE2VYTFvJWL6zxX%2flJldUmNemtzJNkyvVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lvw%3d%3d=pwRE6AGJFLDNih225F5QMqQWCiPHwdhUfCZ%2fLUQzoA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFFxsDGW9IXnlq%3d%3d=hFflUdN3100%3d&uJovDxwdiMPoYv%2bAJyYvA%3d%3d=clNJf55vVA%3d&FqPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHDURQburHA%3d&d9Qij0ag1Pd993isyUJqFvmyB7X0CSQK=clNJf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJf55>

	<p>Norwich in terms of size, type and tenure:</p> <ul style="list-style-type: none"> <li>Central Norfolk Strategic Housing Market Assessment (ORS June 2017)(CD2.21)</li> </ul>								
40	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) of the predicted need for market and affordable housing arising from the city council area (15,294 dwellings), over the period 2015 – 2036, approximately 36% is predicted to be for 1 and 2+ bedroom flats (5511 dwellings)	1							
41	The proposed development is capable of meeting 22% of Norwich's predicted need or 1 and 2+ bedroom flats	1							
42	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) there is a local need for affordable housing in Norwich of 5,828 dwellings over the period 2015-2036. This equates to a need for 38% of new homes over the plan period to be affordable	1							
43	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) the housing mix required in Norwich is for 57% of affordable housing provision to be in the form of 1 and 2-bed flats, and the remaining 43% to be houses.	1							
44	The proposed affordable homes comprising a minimum of 109 x 1 bedroom flats and 9 x 3 bedroom houses will assist in meeting identified affordable housing need in Norwich	1							
45	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) the predominant need in Norwich is for affordable rented products (84% of total affordable provision). The need for low cost home ownership products is 16%.	1							
46	The proposed affordable tenure mix including 85% for social rent will assist in providing homes for those most in affordable housing need in Norwich	1							



47	NPPF paragraph 64 – In the context of 46 above the inclusion of at least 10% of the proposed homes to be available for affordable home ownership as part of the overall affordable housing contribution from the Site would significantly prejudice the Council's ability to meet identified affordable housing need in Norwich.	1								
48	In accordance with DM2, all residential units will meet or exceed national standard for internal space from "Technical housing standards - nationally described space standard".	1								
49	In accordance with DM12, a minimum of 10% of residential units will meet the requirements of Building Regulations M4 (2) for accessible and adaptable dwellings, which replaces the Lifetime Homes standard.	1								
50	The proposed quantum of development (1209-1250 dwellings) will assist in boosting Norwich's supply of housing.	1								
51	The development proposal includes an absolute commitment to on-site provision of a minimum of 120 affordable dwellings significantly increasing supply within the locality of the site (NR3 postcode).	1								
52	Paragraph 182 - 223 of the Committee Report, as updated by section 12 of the Council's Statement of Case, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.	1								
53	Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the requirements of paragraph 55 of the NPPF, secure satisfactory housing standards, the provision of affordable housing and appropriate measures to mitigate the impact of development.	1								
<b>Main Issue 5: Proposed Retail and Other Town Centre Uses</b>										
54	Most important development plan policies for the consideration of	1								

	<p>this matter:</p> <ul style="list-style-type: none"> <li>• JCS11: Norwich City Centre</li> <li>• JCS 19: The hierarchy of centres</li> <li>• DM16: Supporting the needs of business</li> <li>• DM17 Supporting small business</li> <li>• DM18: Promoting and supporting centres</li> <li>• DM20: Protecting and supporting city centre shopping</li> </ul>								
55	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>• Chapter 2 Achieving sustainable development</li> <li>• Chapter 6 Building a strong, competitive economy</li> <li>• Chapter 7 Ensuring the vitality of town centres</li> </ul>	1							
56	<p>The application site (main site see paragraph 7) falls entirely within the boundary of the Anglia Square/Magdalen Street centre, defined as a Large District Centre under JCS19: The hierarchy of centres.</p>	1							
57	<p>Under criteria a) of DM18, retail, leisure and other main town centre uses (with the exception of B1 offices) will be permitted within large district centres where their scale is appropriate to the centre's position in the hierarchy as set out in JCS policy 19 and does not exceed the indicative thresholds set out in DM Plan Appendix 4</p>	1							
58	<p>DM Plan Appendix 4 sets no threshold for the scale of main town centre uses within defined Large District Centres.</p>	1							
59	<p>The application proposes the demolition of 10, 282 sqm GIA of floorspace falling within the A1/A3 Use Class <sup>2</sup></p>	1							
60	<p>The proposed total quantum of floorspace for flexible commercial use (A1/A2/A3/A4/B1/D1/sui generis) is 11,000sqm GEA (9850sqm GIA)</p>	1							
61	<p>Paragraph 224 - 257 of the</p>	1							

<sup>2</sup> The former Budgens supermarket has been included in this total.

	Committee Report, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.								
62	Recommended planning conditions no. 11, 12, 16, 17, 18, 19, 61, 62, 63, 64 and 65 and S106 Obligation Schedule 4, 5 and 8 meet the requirements of paragraph 55 of the NPPF and ensure the development supports the vitality and viability of the Large District Centre and mitigate impact on the City Centre's defined primary and secondary retail areas	1							
63	With the imposition of the aforementioned planning conditions, no 'significant adverse impact' under the terms set out in paragraphs 89 and 90 of the NPPF will occur.	1							
<b>Main Issue 6: Socio- economic considerations</b>									
64	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>• JCS 5 The economy JCS 4 Housing delivery</li> <li>• JCS 7 Supporting communities</li> </ul>	1							
65	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>• Chapter 2 Achieving sustainable development</li> <li>• Chapter 5 Delivering a sufficient supply of homes</li> <li>• Chapter 6 Building a strong, competitive economy</li> <li>• Chapter 8 Promoting healthy and safe communities</li> </ul>	1							
66	The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:								
67	<ul style="list-style-type: none"> <li>• ES Chapter 11 Anglia Square Socio- Economics Assessment (CD4.86 ES VOL 2 (k) and technical appendix CD4.86 ES VOL 3 (n))</li> </ul>	1							

68	<ul style="list-style-type: none"> <li>SEI Chapter 11 Anglia Square Socio- Economics Assessment (CD7.81 SEI (k))</li> </ul>	1							
69	Paragraphs 258 – 301 of the Committee Report present an accurate assessment and reasoned conclusion regarding the impact of the development.	1							
70	Recommended planning conditions no. 12, 22, 28, 40, 64 and S106 Obligation Schedule 2, 4, 5, 7, 8 and 11 meet the requirements of paragraph 55 of the NPPF, secure public benefits and satisfactory measures to mitigate the impact of development.	1							
<b>Main issue 7: Design and heritage</b>									
71	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design</li> <li>DM3: Delivering high quality design</li> <li>DM9 Safeguarding Norwich's heritage</li> </ul>	1		1					
72	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 16 Conserving and enhancing the historic environment</li> </ul>	1		1					
73	The entire site is located within the boundary of Norwich City Centre Conservation Area	1		1					
74	The entire site is located within the Anglia Square character area of the Norwich City Centre Conservation Area	1		1					
75	All buildings comprising the Anglia Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal	1		1					
76	Building for Life 12 (BfL) is an	1		2	We may comment on this				

	appropriate and robust tool for assessing the place making qualities of the proposal development.			and the assessment in the officers' report in evidence					
77	The assessment of each BfL question set out in the Committee Report at paragraphs 315 - 359 is correct, subject to the comment below :  and for Q8, a comment added:  "The thrust of q8 is the legibility of the residential external entrances, for which the rating is Green, whilst the character of the corridors within the buildings leading to individual flat entrances result in the overall Amber rating."		2	As above.					
78	BfL Question 1 – Amber	1							
79	BfL Question 2 – Green	1							
80	BfL Question 3 – Green	1							
81	BfL Question 4 – Amber	1							
82	BfL Question 5 – Amber	1							
83	BfL Question 6 – Green	1							
84	BfL Question 7 – Green	1							
85	BfL Question 8 – Amber	1							
86	BfL Question 9 – Green	1							
87	BfL Question 10 – Green	1							
88	BfL Question 11 – Green	1							
89	BfL Question 12 - Green	1							
90	Paragraphs 315 – 359 of the Committee Report present an accurate and reasonable assessment of the proposed development	1							
<b>The Tower</b>									
91									
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101									
<b>Heritage Impact</b>									
102									
103									
104									

105	The proposed development will not lead to substantial harm to any designated heritage asset		1						
106	Development viability and deliverable alternatives are material to the consideration of whether harm to the significance of designated assets may be justified. (NPPF Paragraph 193)				This is a very broad statement of principle the implications of which are unclear. The reference should perhaps be to paragraph 194.				
107	Recommended planning conditions no. 4, 5, 58, 60 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.								
<b>Main Issue 8: Landscaping and openspace</b>									
108	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design DM2: Amenity</li> <li>DM3: Delivering high quality design</li> <li>DM8 Planning effectively for open space and recreation</li> </ul>	1		2	Policies relating to the historic environment may also be relevant.				
109	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 8 Promoting healthy and safe communities</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1		2	This subject potentially touches on the conservation of the historic environment.				
110	The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:								
111	<ul style="list-style-type: none"> <li>Landscape Report) CD 4.92</li> </ul>	1							
112	<ul style="list-style-type: none"> <li>Landscape Strategy Addendum (CD7.85)</li> </ul>	1							
113	<ul style="list-style-type: none"> <li>Landscape General Arrangement (CD7.83)</li> </ul>	1							
114	<ul style="list-style-type: none"> <li>Roofplan General Arrangement (CD7.84)</li> </ul>	1							

115	<ul style="list-style-type: none"> <li>Bat Survey Report (CD8.4)</li> </ul>	1							
116	<ul style="list-style-type: none"> <li>Arboricultural Impact Assessment and Protection Plan (CD4.82)</li> </ul>								
117	Paragraphs 439 - 461 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1		2	The impact of the proposed development and the question of whether or not it should be granted planning permission are central matters at this inquiry.				
118	Recommended planning conditions no. 5, 15 and S106 Obligation Schedule 4 and 11 meet the requirements of paragraph 55 of the NPPF, secure public and environments benefits and satisfactory measures to mitigate the impact of development.	1			No comment				
<b>Main Issue 9: Amenity</b>									
119	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM2: Amenity</li> <li>DM12: Ensuring well-planned housing development</li> <li>DM13 Communal development and multiple occupation</li> </ul>	1							
120	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 11 Making effective use of land</li> <li>Chapter 12 Achieving well-designed places</li> </ul>	1							
121	The following documents provide an appropriate and robust basis for assessing the impact on the surroundings and future conditions within the development:								
122	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report (CD4.84)</li> </ul>	1							
123	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report Addendum (CD7.78)</li> </ul>	1							
124	Paragraphs 462 - 481 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
<b>Main Issue 10: Transport</b>									

125	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS6: Access and transportation</li> <li>DM28 Encouraging sustainable travel</li> <li>DM29 Managing car parking demand in the city centre</li> <li>DM31 Car parking and servicing</li> <li>DM32 Encouraging car free and low car housing</li> </ul>	1							
126	Most relevant sections of the NPPF for the consideration of this matter: Chapter 9, paras 102 – 111: Promoting sustainable transport; in particular, the proposed development:	1							
127	<ul style="list-style-type: none"> <li>complies with planning policies (104)</li> </ul>	1							
128	<ul style="list-style-type: none"> <li>has an appropriate level of parking (105, 106)</li> </ul>	1							
129	<ul style="list-style-type: none"> <li>has had the level of impacts determined and effectively mitigated to an acceptable degree (108) and that the residual cumulative impacts on the road network would not be severe (109)</li> </ul>	1							
130	<ul style="list-style-type: none"> <li>would give priority to pedestrians/cyclists and those with reduced mobility in a safe manner;</li> <li>would provide accessibility to comprehensive bus services and</li> <li>would make provision for Residential and Commercial Travel Plans (110 – 111)</li> </ul>	1							
131	The following documents provide an appropriate and robust basis for assessing the cumulative impact of the development on the transport network and on highway safety:								
132	<ul style="list-style-type: none"> <li>Design and Access Statement (CD4.10)</li> </ul>	1							
133	<ul style="list-style-type: none"> <li>Access Plan (CD4.13)</li> </ul>	1							
134	<ul style="list-style-type: none"> <li>ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f))</li> </ul>	1							
135	<ul style="list-style-type: none"> <li>Design and Access</li> </ul>	1							



	Statement Addendum (CD7.10)								
136	<ul style="list-style-type: none"> <li>SEI Chapter 6 Transport (CD7.81 SEI (f))</li> </ul>	1							
137	<ul style="list-style-type: none"> <li>Anglia Square Transport Assessment (March 2018) (CD4.86 ES VOL 3 (h))</li> </ul>	1							
138	<ul style="list-style-type: none"> <li>Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018))</li> </ul>	1							
139	<ul style="list-style-type: none"> <li>Cycle Provision Schedule (CD7.73)</li> </ul>	1							
140	<ul style="list-style-type: none"> <li>Proposed Parking Schedule (CD7.74)</li> </ul>	1							
141	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
142	Recommended planning conditions no. 6, 7, 8, 9, 10, 15, 25, 26, 27, 28, 49, 50, 51, 52, 53, 54 and 56 and S106 Obligation Schedule 6 and 10 meet the requirements of paragraph 55 of the NPPF, secures satisfactory design standard and appropriate measures to mitigate the impact of development	1							
<b>Main issue 11: Air quality</b>									
143	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>DM2 Ensuring satisfactory living and working conditions</li> <li>DM11 Protecting against environmental hazards</li> </ul>	1							
144	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1							
145	The following documents provide an appropriate and robust basis for assessing the in combination impact of the development on the environment:								
146	<ul style="list-style-type: none"> <li>ES Chapter 10 Air Quality</li> </ul>	1							

	(CD4.86 VOL 2 (J))								
147	<ul style="list-style-type: none"> <li>Air Quality Assessment (CD4.86 ES VOL (m))</li> </ul>	1							
148	<ul style="list-style-type: none"> <li>SEI Chapter 10 Air quality (CD7.81 SEI (J))</li> </ul>	1							
149	<ul style="list-style-type: none"> <li>Revised Air Quality Assessment (CD7.77)</li> </ul>	1							
150	Paragraphs 509 - 525 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
151	The development incorporates measures which will mitigate the effects of existing or potential further deterioration in local air quality through: design, distribution of uses and a site wide access and travel plan strategy	1							
152	Recommended planning conditions no.15, 28 and 42 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1							
<b>Other matters: Noise</b>									
153	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>DM2 Ensuring satisfactory living and working conditions</li> <li>DM11 Protecting against environmental hazards</li> </ul>	1							
154	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1							
155	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:								
156	<ul style="list-style-type: none"> <li>ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))</li> </ul>	1							
157	<ul style="list-style-type: none"> <li>Noise Assessment (CD4.86 ES VOL 3 (i))</li> </ul>	1							
158	<ul style="list-style-type: none"> <li>SEI Chapter 9 Noise (CD7.81 SEI (i))</li> </ul>	1							
159	<ul style="list-style-type: none"> <li>Environmental Noise Assessment Addendum</li> </ul>	1							

(September 2018) (CD7.81)									
160	Paragraphs 526 - 535 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
161	Recommended planning condition no 41 meets the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1							
<b>Other matters: Wind turbulence</b>									
162	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment. <ul style="list-style-type: none"> <li>• Anglia Square Wind Assessment and desk study (Sept 2018)</li> </ul>	1							
163	Paragraphs 536 - 539 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
<b>Other matters: Energy and water</b>									
164	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>• JCS3: Energy and water</li> <li>• DM3: Delivering high quality design</li> </ul>	1							
165	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>• Chapter 14 Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1							
166	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.								
167	<ul style="list-style-type: none"> <li>• Water Efficiency Statement (March 2018)</li> </ul>	1							
168	<ul style="list-style-type: none"> <li>• Energy Statement Report (Rev A) (Sept 2018) (CD7.79)</li> </ul>	1							
169	Paragraph 540 - 545 of the Committee Report presents an	1							

	accurate assessment and reasoned conclusion regarding the proposal and the impact of the development								
170	Recommended planning conditions no. 44, 45, 46, 47 meet the requirements of paragraph 55 of the NPPF, ensures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1							
171	Recommended planning condition 47 'The residential development shall incorporate sustainable design and construction measures to achieve the estimated minimum energy and carbon emissions reductions % specified in section 8.00 of the Energy Statement Report – Rev A' - provides flexibility for the development to incorporate a range of measures and technologies.	1							
<b>Other matters: Archaeology</b>									
172	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM9 Safeguarding Norwich's heritage</li> </ul>	1		1	We have not commented on the archaeological implications of the proposed development, leaving this to Norfolk County Council.				
173	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 16 Conserving and enhancing the historic environment</li> </ul>	1		1					
174	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:								
175	<ul style="list-style-type: none"> <li>ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h))</li> </ul>	1							
176	<ul style="list-style-type: none"> <li>Archaeology Impact Assessment (CD4.86 ES VOL 3 (k))</li> </ul>	1							
177	<ul style="list-style-type: none"> <li>SEI Chapter Archaeology (CD7.81 SEI (h))</li> </ul>	1							
178	Paragraphs 546 - 548 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
179	Recommended planning condition no. 29 and 30 meet the	1							

	requirements of paragraph 55 of the NPPF, secures appropriate measures to mitigate the impact of development									
<b>Other matters: Flood risk and surface water drainage</b>										
180	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets</li> <li>DM5 Planning effectively for flood risk</li> </ul>	1								
181	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 14. Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1								
182	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:									
183	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 1 March 2018 (CD4.87)</li> </ul>	1								
184	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 2 (CD4.88)</li> </ul>	1								
185	<ul style="list-style-type: none"> <li>Flood Risk Assessment Addendum (CD7.82)</li> </ul>	1								
186	Paragraphs 549 - 553 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
187	Recommended planning conditions no. 36, 37 and 38 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1								
<b>Other matters: Contamination</b>										
188	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM11 Protecting against environmental hazards</li> </ul>	1								
189	Most relevant sections of the NPPF for the consideration of this matter:	1								

	<ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>									
190	<p>The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:</p> <ul style="list-style-type: none"> <li>Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report (CD4.83)</li> </ul>	1								
191	<p>Paragraphs 554 - 555 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.</p>	1								
192	<p>Recommended planning conditions no. 31, 32, 33, 34 and 35 meet the requirements of paragraph 55 of the NPPF and secures measures to satisfactorily mitigate the impact of development</p>	1								
<b>Other matters: Health Impact</b>										
193	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS 7 Supporting communities</li> </ul>	1								
194	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1								
195	<p>The following documents provide an appropriate and robust basis for assessing the impact of the development.</p> <ul style="list-style-type: none"> <li>Health Impact Assessment Report (CD4.89)</li> </ul>	1								
196	<p>Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.</p>	1								
197	<p>Recommended planning conditions 5, 15, 22, 28, 40,41, 42 43, 64, 65 and S106 Obligation Schedule 2, 11 meet the requirements of paragraph 55 of the NPPF, secure measures to</p>	1								

	mitigate the impact of development.									
<b>Public benefits</b>										
198	Paragraph 196 of the NPPF requires less than substantial harm to be weighed against the public benefits of a proposal.	1		1						
199	NPPG (Paragraph: 020 Reference ID: 18a-020-20190723) defines public benefits as, including anything that delivers economic, social or environmental objectives should be weighed against the harm to the significance of designated heritage assets.	1		1						
200	In the context of 199 above public benefits of the development include:	1								
201	The proposal will unlock a highly sustainable site for development, arresting the dereliction and decline and significant underuse which has persisted for the last two decades.	1								
202	The proposed quantum of development will assist in very significantly increasing Norwich's supply of housing	1								
203	The proposed quantum of development will assist in significantly increasing Norwich's supply of affordable housing	1								
204	The proposed quantum and mix of development will support permanent economic growth within the Northern City Centre Regeneration area and the wider city	1								
205	The proposed development will support permanent social benefits through the provision of new homes, new jobs, improved shopping and leisure facilities and the creation of a safer and more accessible public spaces and routes	1								
206	The development will positively assist in addressing deprivation in this part of the city	1								
207	The proposed development will positively support the long term	1								

	vitality and function of the Anglia Square Magdalen Street Large District Centre.								
208	The development makes effective use of a brownfield site for homes and other uses.	1							
209	The proposal focuses significant development in a highly sustainable location limiting the need for travel and offering a genuine choice of transport modes	1							
210	The development will deliver heritage benefits through the: removal of areas of undeveloped wasteland from the conservation area; removal of buildings identified as negative buildings from the conservation area; creation of new streets and squares attracting more people to this part of the city centre conservation area; establishing framed views of St Augustine's Church and the Anglican cathedral from within the development and enhancing Magdalen Street through high quality replacement buildings.	1		2	We shall discuss the nature of any "heritage benefits" in our evidence.				





Appendix 8 – Responses Received from SAVE

Town and Country Planning Act 1990 - Section 77  
Town and Country Planning (Inquiries Procedure)(England)Rules 2000

**DRAFT STATEMENT OF COMMON GROUND**

<b>Site:</b>	Anglia Square including land and buildings to the north and west
<b>Applicant:</b>	Weston Holmes PLC and Columbia Threadneedle Investments
<b>Local Planning Authority:</b>	Norwich City Council
<b>Rule 6 Parties</b>	Historic England Save Britain's Heritage Norwich Society Norwich Cycling Campaign
<b>PINS reference:</b>	APP/G2625/N/19/3225505
<b>LPA reference:</b>	18/00330/F

## **Introduction**

1. This draft Statement of Common Ground is made in relation to the Inquiry called by the Secretary of State in relation to planning application 18/00330/F. The inquiry relates to an application for planning permission for the redevelopment of the buildings and open land known as Anglia Square, (the Site).
2. The draft Statement of Common Ground has been jointly produced by the Applicant and the Council. The draft has been distributed to all Rule 6 Parties with the intention of seeking to agree information and as many issues as possible prior to the commencement of the Inquiry.
3. It is envisaged that there will be further iterations of the Statement of Common Ground to be negotiated and signed by the parties prior to the start of the Inquiry.

## **The site and surroundings**

The application site measures approximately 4.5 hectares and includes three parcels of land. Most of the application site comprises the existing Anglia Square Shopping Centre and associated adjoining land (4.11 hectares). This parcel forms an island of land and buildings enclosed by St Crispin's Road flyover, Pitt Street, New Botolph Street, Edward Street and Magdalen Street. Two small parcels of land are located to the north of the main site and comprise two separate areas of open land adjacent to Edward Street.

4. The main site is currently occupied by; the Anglia Square Shopping Centre including a multi-storey car park, (closed), Sovereign House, (vacant), Gildengate House, (temporary artists' studio use and vacant), cinema, (vacant), two night clubs, (vacant), pool club, (vacant), retail and other mixed use properties, (some vacant), including a chapel (Surrey Chapel) fronting St Crispin's Road, and surface level car parking. This part of the site also contains Botolph Street and Cherry Lane and a service road for Anglia Square called Upper Green Lane.
5. Anglia Square was extensively redeveloped during the 1960s and 1970s following the construction of St Crispin's Road. The urban renewal scheme comprises a precinct of retail, leisure and office units and buildings. The existing shopping centre has a range of retail units including large format stores occupied by QD, Iceland and Poundland and smaller units occupied by a mix of national and independent retailers. At the upper level there is a, now vacant 4 screen cinema and a multi-storey public carpark (closed), both accessed via St Crispin's Road and Upper Green Lane. Sovereign House and Gildengate House are substantial multi-storey office buildings 6- 7 storeys in height. Sovereign House was formerly occupied by Her Majesty's Stationary Office (HMSO) and at one time around 1000 office workers were based there. This building has been vacant since November 2000<sup>1</sup> and has become visibly more dilapidated over time. Gildengate House ceased office use in 2003, was vacant between 2003 and 2009, before being partly occupied as artist studios on a temporary basis.

<sup>1</sup>Based on business rate records: Sovereign House was taken out of rating November 2000.

6. Within the south western sector of the main site are Surrey Chapel Free Church and a number of premises fronting Pitt Street (41-61 Pitt Street). The church is in active use and the other premises are vacant or occupied on flexible leases by a number of businesses and social enterprises including Men's Shed, MensCraft, Farm Share, Print to the People and a car wash.
7. A schedule listing buildings located within the application site is included as Appendix 1. The list specifies for each building; existing planning use class, floorspace (sqm GIA) and vacant floorspace (sqm GIA). The application site includes a total of 49, 241 sqm (GIA) of existing floorspace. Currently 67% (33,268sqm GIA) of this floorspace is vacant.
8. The application includes two smaller sites, to the north of and separated from the main site. The western of the two smaller sites fronts New Botolph Street and Edward Street (0.27hects). The eastern of the two sites lies north of Edward Street, to the west of its junction with Beckham Place (0.13hects).Both of these are used for surface car parking.
9. The eastern part of the main site is bounded by Magdalen Street. Surrounding buildings along this section of Magdalen Street are predominantly 19<sup>th</sup> century two and three storey buildings with retail units at ground floor level, as well as a large four storey late 20<sup>th</sup> century building immediately opposite, accommodating Roy's department store, a post office and Riley's Sports Bar. The former Barclays bank (100 Magdalen Street) on the corner of Magdalen Street and Edward Street is physically connected to the shopping centre structure but excluded from the planning application. It has been converted to retail use on the ground floor, but is currently vacant. Magdalen Street is a key route taking vehicular and pedestrian traffic from the northern suburbs into the city centre, under the St Crispin's Road flyover. A number of bus stops are located on Magdalen Street adjacent to the flyover. Opposite the north-eastern corner of the Site, at the junction of Edward Street and Magdalen Street, is a former doctor's surgery (The Gurney Surgery) and a pharmacy. The doctor's surgery has recently relocated to larger premises on Fishergate to the south-east of the Site
10. To the north of Edward Street, the area surrounding the land east and west of Beckham Place includes a variety of generally large scale modern buildings, including Dalymond Court, (a pair of four storey residential apartment buildings) to the west, and the three storey Epic Studios building to the east.
11. The area to the northwest of the site is largely residential in character, comprising predominantly two storey 19<sup>th</sup> century terraced houses. St Augustine's Street, is lined with older two storey properties many of which have retail / commercial uses at ground floor. Many of the properties on St Augustine's Street and connecting streets (e.g. Sussex St) are statutorily or locally listed. To the northwest of the junction of New Botolph Street and St Augustine's Street is St Augustine's Church (Grade I listed) the only surviving medieval church north of St Crispin's Road. To the south of the church is a Grade II Listed timber-framed residential terrace 2-12 Gildencroft. To the south of the terrace is Gildencroft Park which includes a large children's play area. Adjacent to the park there is a collection of commercial properties located towards the roundabout with St Crispin's Road, on the west side of Pitt Street, facing those within the Site.

12. To the south of Anglia Square is St Crispin's Road, a dual carriageway and flyover, which is fronted on its southern side by modern larger scale commercial buildings (up to 6 storeys) along with the rear of Grade II Listed Doughty's Hospital. This listed building, comprises two storey 19th century terraced almshouses for the elderly, built around a central garden. St Mary's House and St Crispins House front the St Crispin's Road roundabout. Both the sites have been the subject of recent planning approvals involving comprehensive redevelopment (St Mary's House 16/01950/O) and conversion/increase in building height (St Crispins House 17/01391/F).

## **Constraints**

### **Historic environment:**

13. The entire application site is located within the Norwich City Centre Conservation Area (Anglia Square character area) and is in the vicinity of both the Northern City and Colegate character areas. It also falls within the locally identified Main Area of Archaeological Interest and is defined on the adopted Local Plan Policies map.
14. There are no statutory listed buildings within the application site. Nos 43 - 45 Pitt Street are locally designated heritage assets on Norwich's local list. In March 2017 Historic England issued a Certificate of Immunity from Listing in relation to Sovereign House.
15. The site lies in the vicinity of a large number of statutorily and local listed buildings. Figure 32 within the Built Heritage Statement (ES Technical Appendix 7.2 - CD4.86 ES Vol 3 (i)) identifies statutory listed buildings within 250m, 500m and 1000m of the application boundary. Appendix B and Appendix C of that document include tables listing designated assets within 1km and locally listed buildings in the vicinity of the site.

### **Flooding and drainage:**

16. Anglia Square is located relatively close to the existing watercourse of the River Wensum that flows through the City Centre. Based on the Environment Agency's flood risk mapping data, the site is located within Flood Zone 1 and thus has a low probability of flooding.
17. The site is located in the Norwich Critical Drainage Catchment Area and susceptible to surface water flooding.

### **Landscape and trees:**

18. The site includes a group of ten London Plane trees and two lime trees fronting onto St Crispin's Road.

## **Other relevant Local Plan Policy Designations**

### **Large District Centre:**

19. The main site falls within Anglia Square, and Magdalen Street Large District Centre identified in the Development Plan (Policies Map extract – Appendix 2). The Large District Centre is located within the northern part of Norwich City Centre.

## **Relevant planning history**

20. The site now occupied by Anglia Square was originally cleared as part of the construction of the inner ring road (St Crispin's Road) in the 1960s and included the clearance of land to the west of the shopping centre across to Pitt Street and St Augustine's Street. The original planning consent for Anglia Square included the shopping centre, cinema, car park and offices. Additional phases of development were designed for the western part of the site but never built, and much of this land has remained open and undeveloped since the site was cleared and is in use as surface car parking.
21. Planning consent was granted in October 2009 (08/00974/F) for comprehensive regeneration of Anglia Square and its environs for mixed use development, including approximately 200 residential units, a foodstore (clarify size), a bridge link over St. Crispin's Road, a health centre, the potential relocation of Surrey Chapel, and enhancement of landscaping including an enlarged square. The proposal for redevelopment included the demolition of all the buildings along Pitt Street (including the locally-listed buildings), Surrey Chapel, Sovereign House, Gildengate House, some of the units around the Square, and the removal of Botolph Street and the twelve trees and open space adjacent to St Crispin's Road.
22. A phased planning consent was granted in March 2013 for the comprehensive redevelopment of Anglia Square including land and buildings to the north and west of the Square (applications reference 11/00160/F, 11/00161/F). The first phase proposals were for mixed use development, including an enlarged Anglia Square, a new 7,792 sqm foodstore, supported by 507 car park spaces, amendments to the current access arrangements including enhanced pedestrian, cycle, public transport accessibility, a bridge link over St Crispin's Road, and closing of the subway under the same. The application also included additional retail and other town centre uses (Class A1, A2, A3, A4) totaling 3,565 sqm net, a crèche (Class D1) and up to 91 residential units (Class C3) in mixed private/housing association use. Outline planning permission was also granted for 16 housing association units on land west of Edward Street.
23. Planning consents were also granted for later phases of development in this area and included additional retail and food and drink uses (Class A1/A3) totaling of 2,985 sqm; rooftop parking providing 99 spaces and 29 private flats with temporary car parking; external refurbishment of Gildengate House offices and improvement to existing office entrance; additional retail and food and drink uses (Class A1/A3) of 2,094 sqm and the provision of a gym (Class D2) of 1,478 sqm.
24. Two further planning permissions were granted to facilitate the delivery of the

development as set out above (references 11/00162/O and 11/00163/C).

25. The St Augustine's gyratory system, as required by condition 15 of planning permission 08/00974/F was completed resulting in the commencement of this consent. All the other planning permissions have expired.

### **Description of the Proposal**

26. The application proposes substantial demolition of existing buildings on the site and a mixed use redevelopment scheme including up to 1250 dwellings (with 70 in a 20 storey tower); up to 11,000 sqm Gross External Area (GEA) of flexible retail/ commercial/non-residential institution floorspace; a replacement cinema; a replacement multi-storey public car park; a new purpose-built facility for Surrey Chapel; and a hotel.
27. The entire application is submitted as a 'hybrid' planning application; the initial phase of development (phase 1) and the tower are submitted in 'detail' with the remainder submitted in 'outline'.

### **Detailed Element (Block A, Tower and public realm areas)**

28. The detailed element of the planning application comprises an area of 1.8 ha and seeks full planning permission for the following:
- Demolition of the multi-storey car park, cinema and associated ground and first floor elements of this sector of the shopping centre
  - 428 residential dwellings (Use Class C3); (with Block A and the tower)
  - 4,420 sqm GEA flexible ground floor retail, services, food & drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to a maximum of 550 sqm within the entire scheme);
  - 380 sqm GEA ground floor flexible commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1);
  - Public conveniences with disabled and "Changing Places" facility
  - Multi-storey car park with associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements; and
  - Public realm spaces comprising 2 squares and 2 streets.

### **Outline Element**

29. The outline element of the planning application comprises an area of 2.73 ha, and seeks outline planning permission for the following:
- A maximum of 822 residential dwellings (Use Class C3), including the refurbishment and change of use of Gildengate House from office to residential. At least 120 of the above dwellings will be affordable housing,



- with a tenure split of 85% social rented and 15% intermediate tenure;
  - 11,350 sqm GEA hotel (Use Class C1);
  - 5,430sqm GEA flexible retail, services, food & drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to a maximum of 550 sqm);
  - 770 sqm GEA flexible commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1);
  - 3,400 sqm GEA cinema (Use Class D2);
  - 1,300 sqm place of worship (Use Class D1); and
  - Associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements.
30. All of the above floorspace figures are given as maximum Gross External Area (GEA), thereby identifying the maximum development envelope and amount of floorspace to be delivered in each development parcel.
31. The proposal has been amended since first submission in March 2018. A number of amendments have been made, including the reduction in the width and height of the tower, lowering from 25 to 20 storeys. These amendments were submitted in September 2018, with all relevant application documents referring to the changes as the “Amended Scheme”. The table below provides a summary of the Amended Scheme. Note that the quanta of development stated are maximum figures and indicative in respect of the outline elements of the proposal.

### 32. Summary information

Proposal	Key information		
Existing floorspace to be demolished	49, 241 sqm. GIA		
<b>Residential</b>			
Total no. of dwellings	1209 (flexibility for up to 1250)		
Dwelling types	1 x bed flat	2 bed flat	3 x bed houses
	637	563	9
Affordable housing amount and mix	<b>Minimum of 120</b> <b>Minimum of 111 x 1 bed flats and 9 x 3 bed houses</b> <b>Ratio of 85:15 social rent: intermediate tenure = 102 social rent and 18 intermediate (1 bed flats)</b>		
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 120-125		

	<b>Total no of dwellings in phase</b>	<b>No of affordable dwellings in phase (based on maximum no of dwellings in each phase)</b>
Phase 1: Block A (detail)	<b>323</b>	<b>0</b>
Phase 2: Blocks C,D,E,F (tower in detail)	<b>474</b>	<b>95</b>
Phase 3: Block GH	<b>319</b>	<b>0</b>
Phase 4: Blocks J, B	<b>93</b>	<b>25</b>
<b>Commercial development</b>		
Flexible use A1/A2/A3/A4/B1/D1/sui generis	<b>Total – 11,000sqm GEA (9850sqm Gross Internal Area (GIA))</b>  <b>Flexibility for up to 6580sqm of the Total to be used for offices (B1)</b>	
Flexible discounted commercial floorspace	<b>1150sqm GEA (within 11,000 GEA total)</b>	
Hotel	<b>11,350sqm (located in block F)</b>	
Cinema	<b>3400sqm (located in block G/H)</b>	
<b>Other</b>		
Public multi-storey car park (MSCP)	<b>600 spaces (within Block A)</b>	
Replacement Surrey chapel	<b>Site north of Edward Street</b>	
Public toilets + “Changing Places” facility	<b>Within block A</b>	
<b>Highway works</b>		
Vehicular access	Edward Street: <ul style="list-style-type: none"> <li>• Main vehicular access to the proposed Multi Storey Car Park (MSCP) – 600 public parking spaces plus 300 residential spaces</li> <li>• Service yard access – located in the same location as the existing service yard. This will serve the retail units in the Northeast block and residential units in Block A</li> <li>• Reconfigured junction with New Botolph Street and new pedestrian and cycle crossing facility</li> <li>• Widening of the ‘Yellow Pedalway’ existing shared surface north of the application boundary on Edward Street up to the Esdelle Street junction.</li> <li>• New laybys for taxis, car club and servicing</li> </ul> A147 St Crispin’s Road	

- The existing St Crispin's Road access to Upper Green Lane would be 'stopped up' and bridge demolished.
- A new vehicular access is proposed from St Crispin's Road to serve a decked residential car park in Blocks G/H and the existing service yard for the retail development at Anglia Square south of Gildengate House.
- Closure of the Botolph Street junction with St Crispin's Road with improvements to the pedestrian/cycle environment and tactile surfacing to link with the new grade crossing of St Crispin's Road that has replaced the subway crossing.
- Widening of existing pavement to form shared surface link from St Crispin's Road crossing to Pitt Street

#### Pitt Street

- Access from Pitt Street to residential car park within Blocks E/F would be via a 'left in/left out' junction arrangement
- Provision of two laybys for drop off/pick- up/loading/servicing

#### New Botolph Street

- Access for service and emergency vehicles would be provided in the form of dropped kerbs on New Botolph Street into the proposed pedestrianised area
- Vehicular access into the proposed site will be strictly controlled. The perimeter access into the site from the public highway will be protected by retractable bollards or similar, which could potentially be controlled using a 'smart' fob for the purposes of allowing the front door servicing/emergency vehicle access.

#### Magdalen Street

- Provision of southbound bus stop layby to south of St Crispin's Road flyover, relocated from Edward Street and associated realignment of carriageway and footways
- Provision of lay-by for taxi 'drop-off' and 'pickup'

No of car parking spaces	<b>Public car park</b>		<b>No. of spaces</b>
	Standard Parking Bays		<b>546</b>
	Parent and Child Bays		<b>18</b>
	Disabled bays		<b>36</b>
	<b>Total</b>		<b>600</b>
	Number of EVCP		<b>3 (Fast charging)</b>
	Motorcycle spaces		<b>22</b>
	<b>Residential parking</b>		<b>No. of spaces</b>
	<b>Block A</b>		<b>333</b>
	<b>Block B</b>		<b>14</b>
	<b>Block E/F</b>		<b>Max. 290</b>
	<b>Block G/H</b>		<b>Max. 273</b>
	<b>Total</b>		<b>Max. 910</b>
Electric vehicle charging  In addition each residential car park block will have 2 x communal user-paid fast charge points available for all residents with access to car park areas.	Block	On construction	Scope to increase (2030)
	A	20	40
	B	10	11
	E/F	30	60
	G/H	30	60
No of cycle parking spaces	<p>Commercial (staff) – Up to 240 secure/covered spaces – distributed across the development</p> <p>Public - 92 spaces within public realm areas</p> <p>Residential - 1372 covered/secure spaces – distributed across the development in locations directly adjacent to each residential entrance lobby</p> <p>On construction 75% of the required provision, based on DM31 Monitoring of cycle parking in Block A will inform provision within subsequent blocks at Reserved Matters application stage.</p>		
Servicing arrangements	<p>Blocks A and D - Designated covered service area accessed from Edward Street and service lay-by on Edward Street</p> <p>Blocks E and F – service lay-by on Edward</p>		

	<p>Street and 2 further service bays on Pitt Street</p> <p>Blocks G and H – On-site service area accessed from St Crispin’s Road</p> <p>New routes through the site will be controlled to facilitate service vehicles for ‘front door’ servicing of commercial floorspace</p>
Refuse arrangements	<p>Designated commercial bin stores</p> <p>Designated residential bin stores - The proposed strategy is designed around weekly collections with the additional collection by a private operator/arrangement funded by the on-site residential management body</p>

## Relevant Planning policy

### The Development Plan

33. The Development Plan, for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004, comprises:
- Joint Core Strategy for Broadland, Norwich and South Norfolk that was adopted in March 2011 together with amendments that were adopted in January 2014 (the **JCS**);
  - Norwich Development Management Policies Local Plan that was adopted in December 2014 (the **DM Plan**); and
  - Norwich Development Site Allocations Local Plan that was adopted in December 2014 (the **SA Plan**).

### The most important development plan policies for determining the application:

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design
- JCS4 Housing delivery
- JCS5 The economy
- JCS7 Supporting communities
- JCS11 Norwich city centre
- JCS19 The hierarchy of centres
  
- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM8 Planning effectively for open space and recreation

- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM20 Protecting and supporting city centre shopping
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

### **National Planning Policy**

- The National Planning Policy Framework (NPPF)
34. Relevant National Planning Policy is contained within the National Planning Policy Framework (February 2019)
- National Planning Practice Guidance (NPPG)
35. The NPPG sets out guidance in regard to key issues contained within the NPPF, February 2019. This should be taken into account when assessing the application as a material consideration.

### **Other material considerations**

36. The following documents provide other material considerations in the determination of the application.

#### **Norwich City Council: Supplementary Planning Documents (SPD)**

- Affordable Housing SPD (July 2019 )
- Main town centre uses and retail frontages SPD (December 2014)
- Open space & play space SPD (October 2015);
- Landscape and Trees SPD (June 2016); and
- Heritage Interpretation SPD – (December 2015).

#### **Norwich City Council: Policy guidance**

- Anglia Square Policy Guidance Note (2017)

37. The PGN is a material consideration in the determination of any planning application for the site, albeit less weight would be attributed to it than an adopted supplementary planning document (**SPD**)

Emerging Plan:

38. Greater Norwich Local Plan (the **GNLP**), which will plan for development until 2036.
39. A revised timetable for the GNLP was agreed by the Greater Norwich Development Partnership Board in June 2018, and is set out in the table below. The emerging GNLP should be afforded very limited weight in the determination of the application.

Call for sites	May-July 2016
Regulation 18 Growth Options and Site Proposals Consultation	January-March 2018
Regulation 18 Consultation on New, Revised and Small Sites	October-December 2018
Greater Norwich Development Partnership Board meeting	Date tbc
Norwich City Council – Cabinet meeting	Date tbc
Regulation 18 Draft Plan Consultation	October – December 2019
Regulation 19 Publication	February-March 2020
Submission of the GNLP to the Secretary of State for the Environment	June 2020
Public Examination	January 2021
Adoption	September 2021

**Other relevant documents**

40. Other relevant documents are set out in the draft Core Documents List (

Appendix 3)



**Table of areas of agreement/disagreement**

**Level of agreement:**

**1 - full agreement**

**2 - Not agreed (add explanatory note)**

**3 – Partial agreement (add explanatory note)**

Norwich City Council		The Applicant		Historic England		Save Britain's Heritage		Norwich Society		Norwich Cycling Campaign		Prospect of resolution
		No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
<b>Statement of Common Ground section headings:</b>												
1	The Site and Surroundings	1				1						
2	Constraints	1				1						
3	Relevant planning history	1				1						
4	Description of the Proposal	1				1						
5	Relevant planning Policy and other material consideration	1				1						
<b>Norwich City Council: Planning matters (as referred to in the Committee Report)</b>												
<b>Main issue 1: Principle of development</b>												
6	Most important development plan policies for the consideration of this matter: • JCS11: Norwich City Centre	1				3	This policy and relevant heritage policies and others. See proof of evidence					
7	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2. Achieving sustainable development • Chapter 11 Making efficient use of land	1				3	As above					
8	JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.	1				1						
9	Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.	1				1						
10	Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the principle of development.	1				2	Disagree. See proof of evidence					
<b>Main issue 2: Development Viability</b>												
11	The following submitted evidence documents provide an appropriate and robust basis for assessing development viability of the proposed scheme:											

12	<ul style="list-style-type: none"> <li>CD7.87: Anglia Square Viability Report update (including Appendices 1-14)</li> </ul>	1				2	Disagree – missing information				
13	<ul style="list-style-type: none"> <li>CD CD9.4: DVS Review of Development Viability Assessment (dated 9 November 2018)</li> </ul>	1				2	Disagree – as above				
14	Paragraph 8a) of the NPPF requires the planning system to ensure that sufficient land of the right types is available in the right places and at the right time to support growth.	1				1					
15	Development viability is a material planning consideration.	1				1					
16	Development viability is a material planning consideration when considering whether a development/site is deliverable.	1				1					
17	Norwich City Council have an adopted Exceptional Circumstances Policy in place that allows a claimant to seek relief from Community Infrastructure Levy (CIL) when payment would have an unacceptable impact on the economic viability of development which would have wide community and regeneration benefits	1				1					
18	Norwich City Council have successfully bid for £15million of Housing Infrastructure grant funding in relation to the proposed development.	1				1					
19	The availability of public subsidy and relief are material considerations when assessing whether a development is deliverable	1				1					
20	The following submitted evidence documents provide a proportionate and robust basis for assessing 'reasonable alternatives' studied by the applicant:	1									
21	<ul style="list-style-type: none"> <li>ES Chapter 4 Proposed development and Alternatives (CD4.86 ES Vol 2 (d))</li> </ul>	1				2	Disagree. See proof of evidence				
22	<ul style="list-style-type: none"> <li>SEI Chapter 4 Proposed development and Alternatives (CD7.81SEI(d))</li> </ul>	1				2	Disagree. See proof of evidence				
23	Paragraph 142 – 168 of the Committee Report presents an	1				2	Disagree. See proof of evidence				

	accurate assessment and reasoned position regarding development viability of the submitted and alternative schemes.									
24	S106 Obligation Schedule 3 meets the requirements of paragraph 55 of the NPPF and secures further viability reviews over the lifetime of the project.	1								
<b>Main Issue 3: Impact of the Development on European Designated Sites</b>										
25	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets.</li> <li>DM6: Protecting and enhancing natural resources</li> </ul>	1								
26	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2. Achieving sustainable development</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								
27	The following submitted evidence documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development :									
28	<ul style="list-style-type: none"> <li>ES Chapter 12 Ecology (March 2018) (CD4.86 ES VOL 2 (l))</li> </ul>	1								
29	<ul style="list-style-type: none"> <li>ES 12.1 Ecology AA (CD4.86 ES VOL 3 (r))</li> </ul>	1								
30	<ul style="list-style-type: none"> <li>Chapter 12 Ecology (September 2018)( CD7.81 SEI (l) SEI)</li> </ul>	1								
31	<ul style="list-style-type: none"> <li>Ecology Note of Clarification (CD8.2)</li> </ul>	1								
32	Paragraph 169 - 181 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the impact of the development.	1								
33	S106 Obligation Schedule 9 meets the requirements of paragraph 55 of the NPPF and secures a proportionate contribution towards measures to mitigate the impact of	1								

	the Development on European protected sites												
<b>Main Issue 4: Principle of Housing</b>													
34	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS4: Housing Delivery (although this is now out of date in the context of NPPF para 14)</li> <li>JCS11: Norwich City Centre</li> <li>DM12: Ensuring well-planned housing development</li> </ul>	1											
35	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 5. Delivering a sufficient supply of homes</li> <li>Chapter 11. Making efficient use of land</li> </ul>	1											
36	The following document provides an up to date and robust assessment of housing supply in Greater Norwich, including Norwich: <ul style="list-style-type: none"> <li>Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-2018 (CD2.1X)</li> </ul>	1											
37	Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at: <ul style="list-style-type: none"> <li>Greater Norwich: 6.54 years</li> <li>Norwich City: 6.82 years</li> </ul>	1											
38	Housing land supply (for the year 2017-2018) for the Norwich Policy Area, measured against JCS4 housing targets stands at: <ul style="list-style-type: none"> <li>3.94 years<sup>1</sup></li> </ul>	1											
39	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and	1											

<sup>1</sup> Report to Norwich City Sustainability Panel 25 September 2019  
<https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAj5tUFL1DTL2UE4zNRBcoShqo=Z%2b3zml0aR%2fkEnXE2VYTFvJWL6zxX%2fl.lxdUmNemtznkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lww%3d%3d=pwRE6AGJFLDNih225F5QMaQWCIPHwdhUfCZ%2fl.UOzqA2uL5iNRG4jdQ%3d%3d&mCTIbCubSFFxsDGW9lXnlq%3d%3d=hFfilUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfilUdN3100%3d&uJovDxwdjMPoYy%2bAJvYtA%3d%3d=ctNJf55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9QijOaq1Pd993jsvOJqFvmyB7X0CSQK=ctNJf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJf55vVA%3d&WGewmoAfeNRQ16B2MHuCPMRKZMwaG1PaO=ctNJf55vVA%3d>

	tenure: <ul style="list-style-type: none"> <li>Central Norfolk Strategic Housing Market Assessment (ORS June 2017)(CD2.21)</li> </ul>									
40	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) of the predicted need for market and affordable housing arising from the city council area (15,294 dwellings), over the period 2015 – 2036, approximately 36% is predicted to be for 1 and 2+ bedroom flats (5511 dwellings)	1								
41	The proposed development is capable of meeting 22% of Norwich's predicted need or 1 and 2+ bedroom flats	1								
42	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) there is a local need for affordable housing in Norwich of 5,828 dwellings over the period 2015-2036. This equates to a need for 38% of new homes over the plan period to be affordable	1								
43	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) the housing mix required in Norwich is for 57% of affordable housing provision to be in the form of 1 and 2-bed flats, and the remaining 43% to be houses.	1								
44	The proposed affordable homes comprising a minimum of 109 x 1 bedroom flats and 9 x 3 bedroom houses will assist in meeting identified affordable housing need in Norwich	1								
45	Based on evidence set out in the Central Norfolk Strategic Housing Market Assessment (ORS June 2017) the predominant need in Norwich is for affordable rented products (84% of total affordable provision). The need for low cost home ownership products is 16%.	1								
46	The proposed affordable tenure mix including 85% for social rent will assist in providing homes for those most in affordable housing need in Norwich	1								

47	NPPF paragraph 64 – In the context of 46 above the inclusion of at least 10% of the proposed homes to be available for affordable home ownership as part of the overall affordable housing contribution from the Site would significantly prejudice the Council's ability to meet identified affordable housing need in Norwich.	1								
48	In accordance with DM2, all residential units will meet or exceed national standard for internal space from "Technical housing standards - nationally described space standard".	1								
49	In accordance with DM12, a minimum of 10% of residential units will meet the requirements of Building Regulations M4 (2) for accessible and adaptable dwellings, which replaces the Lifetime Homes standard.	1								
50	The proposed quantum of development (1209-1250 dwellings) will assist in boosting Norwich's supply of housing.	1								
51	The development proposal includes an absolute commitment to on-site provision of a minimum of 120 affordable dwellings significantly increasing supply within the locality of the site (NR3 postcode).	1								
52	Paragraph 182 - 223 of the Committee Report, as updated by section 12 of the Council's Statement of Case, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.	1								
53	Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the requirements of paragraph 55 of the NPPF, secure satisfactory housing standards, the provision of affordable housing and appropriate measures to mitigate the impact of development.	1								
<b>Main Issue 5: Proposed Retail and Other Town Centre Uses</b>										
54	Most important development plan policies for the consideration of	1								

	<p>this matter:</p> <ul style="list-style-type: none"> <li>• JCS11: Norwich City Centre</li> <li>• JCS 19: The hierarchy of centres</li> <li>• DM16: Supporting the needs of business</li> <li>• DM17 Supporting small business</li> <li>• DM18: Promoting and supporting centres</li> <li>• DM20: Protecting and supporting city centre shopping</li> </ul>								
55	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>• Chapter 2 Achieving sustainable development</li> <li>• Chapter 6 Building a strong, competitive economy</li> <li>• Chapter 7 Ensuring the vitality of town centres</li> </ul>	1							
56	<p>The application site (main site see paragraph 7) falls entirely within the boundary of the Anglia Square/Magdalen Street centre, defined as a Large District Centre under JCS19: The hierarchy of centres.</p>	1							
57	<p>Under criteria a) of DM18, retail, leisure and other main town centre uses (with the exception of B1 offices) will be permitted within large district centres where their scale is appropriate to the centre's position in the hierarchy as set out in JCS policy 19 and does not exceed the indicative thresholds set out in DM Plan Appendix 4</p>	1							
58	<p>DM Plan Appendix 4 sets no threshold for the scale of main town centre uses within defined Large District Centres.</p>	1							
59	<p>The application proposes the demolition of 10, 282 sqm GIA of floorspace falling within the A1/A3 Use Class <sup>2</sup></p>	1							
60	<p>The proposed total quantum of floorspace for flexible commercial use (A1/A2/A3/A4/B1/D1/sui generis) is 11,000sqm GEA (9850sqm GIA)</p>	1							
61	<p>Paragraph 224 - 257 of the</p>	1							

<sup>2</sup>The former Budgens supermarket has been included in this total.

	Committee Report, presents an accurate assessment and reasoned conclusion regarding the proposal and impact of the development.									
62	Recommended planning conditions no. 11, 12, 16, 17,18, 19, 61, 62, 63, 64 and 65 and S106 Obligation Schedule 4, 5 and 8 meet the requirements of paragraph 55 of the NPPF and ensure the development supports the vitality and viability of the Large District Centre and mitigate impact on the City Centre's defined primary and secondary retail areas	1								
63	With the imposition of the aforementioned planning conditions, no 'significant adverse impact' under the terms set out in paragraphs 89 and 90 of the NPPF will occur.	1								
<b>Main issue 6: Socio- economic considerations</b>										
64	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 5 The economy JCS 4 Housing delivery</li> <li>JCS 7 Supporting communities</li> </ul>	1								
65	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 5 Delivering a sufficient supply of homes</li> <li>Chapter 6 Building a strong, competitive economy</li> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1								
66	The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:									
67	<ul style="list-style-type: none"> <li>ES Chapter 11 Anglia Square Socio- Economics Assessment (CD4.86 ES VOL 2 (k) and technical appendix CD4.86 ES VOL 3 (n))</li> </ul>	1								



68	<ul style="list-style-type: none"> <li>SEI Chapter 11 Anglia Square Socio- Economics Assessment (CD7.81 SEI (k))</li> </ul>	1								
69	Paragraphs 258 – 301 of the Committee Report present an accurate assessment and reasoned conclusion regarding the impact of the development.	1								
70	Recommended planning conditions no. 12, 22, 28, 40, 64 and S106 Obligation Schedule 2, 4, 5, 7, 8 and 11 meet the requirements of paragraph 55 of the NPPF, secure public benefits and satisfactory measures to mitigate the impact of development.	1								
<b>Main issue 7: Design and heritage</b>										
71	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design</li> <li>DM3: Delivering high quality design</li> <li>DM9 Safeguarding Norwich's heritage</li> </ul>	1			1					
72	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 16 Conserving and enhancing the historic environment</li> </ul>	1			1					
73	The entire site is located within the boundary of Norwich City Centre Conservation Area	1			1					
74	The entire site is located within the Anglia Square character area of the Norwich City Centre Conservation Area	1			1					
75	All buildings comprising the Anglia Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal	1			2	See proof of evidence.				
76	Building for Life 12 (BfL) is an	1								

	appropriate and robust tool for assessing the place making qualities of the proposal development.								
77	<p>The assessment of each BfL question set out in the Committee Report at paragraphs 315 - 359 is correct, subject to the comment below :</p> <p>and for Q8, a comment added:</p> <p>"The thrust of q8 is the legibility of the residential external entrances, for which the rating is Green, whilst the character of the corridors within the buildings leading to individual flat entrances result in the overall Amber rating."</p>								
78	BfL Question 1 – Amber	1							
79	BfL Question 2 – Green	1							
80	BfL Question 3 – Green	1							
81	BfL Question 4 – Amber	1							
82	BfL Question 5 – Amber	1							
83	BfL Question 6 – Green	1							
84	BfL Question 7 – Green	1							
85	BfL Question 8 – Amber	1							
86	BfL Question 9 – Green	1							
87	BfL Question 10 – Green	1							
88	BfL Question 11 – Green	1							
89	BfL Question 12 - Green	1							
90	Paragraphs 315 – 359 of the Committee Report present an accurate and reasonable assessment of the proposed development	1							
<b>The Tower</b>									
91									
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100									
101									
<b>Heritage Impact</b>									
102									
103									
104									

105	The proposed development will not lead to substantial harm to any designated heritage asset				2	See proof of evidence				
106	Development viability and deliverable alternatives are material to the consideration of whether harm to the significance of designated assets may be justified. (NPPF Paragraph 193)				1	we agree that NPPF applies				
107	Recommended planning conditions no. 4, 5, 58, 60 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.				2	we do not agree that the conditions provide satisfactory mitigation. See proof of evidence.				
<b>Main Issue 8: Landscaping and openspace</b>										
108	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 1: Addressing climate change and protecting environmental assets</li> <li>JCS: Promoting good design DM2: Amenity</li> <li>DM3: Delivering high quality design</li> <li>DM8 Planning effectively for open space and recreation</li> </ul>	1								
109	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 2 Achieving sustainable development</li> <li>Chapter 8 Promoting healthy and safe communities</li> <li>Chapter 12 Achieving well-designed places</li> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								
110	The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:									
111	<ul style="list-style-type: none"> <li>Landscape Report) CD 4.92</li> </ul>	1								
112	<ul style="list-style-type: none"> <li>Landscape Strategy Addendum (CD7.85)</li> </ul>	1								
113	<ul style="list-style-type: none"> <li>Landscape General Arrangement (CD7.83)</li> </ul>	1								
114	<ul style="list-style-type: none"> <li>Roofplan General Arrangement (CD7.84)</li> </ul>	1								

115	<ul style="list-style-type: none"> <li>Bat Survey Report (CD8.4)</li> </ul>	1																	
116	<ul style="list-style-type: none"> <li>Arboricultural Impact Assessment and Protection Plan (CD4.82)</li> </ul>																		
117	Paragraphs 439 - 461 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1																	
118	Recommended planning conditions no. 5, 15 and S106 Obligation Schedule 4 and 11 meet the requirements of paragraph 55 of the NPPF, secure public and environments benefits and satisfactory measures to mitigate the impact of development.	1																	
<b>Main Issue 9: Amenity</b>																			
119	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>DM2: Amenity</li> <li>DM12: Ensuring well-planned housing development</li> <li>DM13 Communal development and multiple occupation</li> </ul>	1																	
120	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 11 Making effective use of land</li> <li>Chapter 12 Achieving well-designed places</li> </ul>	1																	
121	The following documents provide an appropriate and robust basis for assessing the impact on the surroundings and future conditions within the development:																		
122	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report (CD4.84)</li> </ul>	1																	
123	<ul style="list-style-type: none"> <li>Daylight and Sunlight Report Addendum (CD7.78)</li> </ul>	1																	
124	Paragraphs 462 - 481 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1																	
<b>Main Issue 10: Transport</b>																			

125	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>JCS6: Access and transportation</li> <li>DM28 Encouraging sustainable travel</li> <li>DM29 Managing car parking demand in the city centre</li> <li>DM31 Car parking and servicing</li> <li>DM32 Encouraging car free and low car housing</li> </ul>	1							
126	<p>Most relevant sections of the NPPF for the consideration of this matter: Chapter 9, paras 102 – 111: Promoting sustainable transport; in particular, the proposed development:</p>	1							
127	<ul style="list-style-type: none"> <li>complies with planning policies (104)</li> </ul>	1							
128	<ul style="list-style-type: none"> <li>has an appropriate level of parking (105, 106)</li> </ul>	1							
129	<ul style="list-style-type: none"> <li>has had the level of impacts determined and effectively mitigated to an acceptable degree (108) and that the residual cumulative impacts on the road network would not be severe (109)</li> </ul>	1							
130	<ul style="list-style-type: none"> <li>would give priority to pedestrians/cyclists and those with reduced mobility in a safe manner;</li> <li>would provide accessibility to comprehensive bus services and</li> <li>would make provision for Residential and Commercial Travel Plans (110 – 111)</li> </ul>	1							
131	<p>The following documents provide an appropriate and robust basis for assessing the cumulative impact of the development on the transport network and on highway safety:</p>								
132	<ul style="list-style-type: none"> <li>Design and Access Statement (CD4.10)</li> </ul>	1							
133	<ul style="list-style-type: none"> <li>Access Plan (CD4.13)</li> </ul>	1							
134	<ul style="list-style-type: none"> <li>ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f))</li> </ul>	1							
135	<ul style="list-style-type: none"> <li>Design and Access</li> </ul>	1							

	Statement Addendum (CD7.10)									
136	<ul style="list-style-type: none"> <li>SEI Chapter 6 Transport (CD7.81 SEI (f))</li> </ul>	1								
137	<ul style="list-style-type: none"> <li>Anglia Square Transport Assessment (March 2018) (CD4.86 ES VOL 3 (h))</li> </ul>	1								
138	<ul style="list-style-type: none"> <li>Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018))</li> </ul>	1								
139	<ul style="list-style-type: none"> <li>Cycle Provision Schedule (CD7.73)</li> </ul>	1								
140	<ul style="list-style-type: none"> <li>Proposed Parking Schedule (CD7.74)</li> </ul>	1								
141	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
142	Recommended planning conditions no. 6, 7, 8, 9, 10, 15, 25, 26, 27, 28, 49, 50, 51, 52, 53, 54 and 56 and S106 Obligation Schedule 6 and 10 meet the requirements of paragraph 55 of the NPPF, secures satisfactory design standard and appropriate measures to mitigate the impact of development	1								
<b>Main issue 11: Air quality</b>										
143	<p>Most important development plan policies for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>DM2 Ensuring satisfactory living and working conditions</li> <li>DM11 Protecting against environmental hazards</li> </ul>	1								
144	<p>Most relevant sections of the NPPF for the consideration of this matter:</p> <ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>	1								
145	The following documents provide an appropriate and robust basis for assessing the in combination impact of the development on the environment:									
146	<ul style="list-style-type: none"> <li>ES Chapter 10 Air Quality</li> </ul>	1								

	(CD4.86 VOL 2 (J))																			
147	• Air Quality Assessment (CD4.86 ES VOL (m))	1																		
148	• SEI Chapter 10 Air quality (CD7.81 SEI (J))	1																		
149	• Revised Air Quality Assessment (CD7.77)	1																		
150	Paragraphs 509 - 525 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1																		
151	The development incorporates measures which will mitigate the effects of existing or potential further deterioration in local air quality through: design, distribution of uses and a site wide access and travel plan strategy	1																		
152	Recommended planning conditions no.15, 28 and 42 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1																		
<b>Other matters: Noise</b>																				
153	Most important development plan policies for the consideration of this matter: • DM2 Ensuring satisfactory living and working conditions • DM11 Protecting against environmental hazards	1																		
154	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 15 Conserving and enhancing the natural environment	1																		
155	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:																			
156	• ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))	1																		
157	• Noise Assessment (CD4.86 ES VOL 3 (i))	1																		
158	• SEI Chapter 9 Noise (CD7.81 SEI (i))	1																		
159	• Environmental Noise Assessment Addendum	1																		

	(September 2018) (CD7.81)								
160	Paragraphs 526 - 535 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
161	Recommended planning condition no 41 meets the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1							
<b>Other matters: Wind turbulence</b>									
162	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment. <ul style="list-style-type: none"> <li>• Anglia Square Wind Assessment and desk study (Sept 2018)</li> </ul>	1							
163	Paragraphs 536 - 539 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
<b>Other matters: Energy and water</b>									
164	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>• JCS3: Energy and water</li> <li>• DM3: Delivering high quality design</li> </ul>	1							
165	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>• Chapter 14 Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1							
166	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.								
167	<ul style="list-style-type: none"> <li>• Water Efficiency Statement (March 2018)</li> </ul>	1							
168	<ul style="list-style-type: none"> <li>• Energy Statement Report (Rev A) (Sept 2018) (CD7.79)</li> </ul>	1							
169	Paragraph 540 - 545 of the Committee Report presents an	1							



	accurate assessment and reasoned conclusion regarding the proposal and the impact of the development								
170	Recommended planning conditions no. 44, 45, 46, 47 meet the requirements of paragraph 55 of the NPPF, ensures satisfactory scheme design and appropriate measures to mitigate the impact of development.	1							
171	Recommended planning condition 47 'The residential development shall incorporate sustainable design and construction measures to achieve the estimated minimum energy and carbon emissions reductions % specified in section 8.00 of the Energy Statement Report – Rev A' - provides flexibility for the development to incorporate a range of measures and technologies.	1							
<b>Other matters: Archaeology</b>									
172	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM9 Safeguarding Norwich's heritage</li> </ul>	1				1			
173	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 16 Conserving and enhancing the historic environment</li> </ul>	1				1			
174	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:								
175	<ul style="list-style-type: none"> <li>ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h))</li> </ul>	1							
176	<ul style="list-style-type: none"> <li>Archaeology Impact Assessment (CD4.86 ES VOL 3 (k))</li> </ul>	1							
177	<ul style="list-style-type: none"> <li>SEI Chapter Archaeology (CD7.81 SEI (h))</li> </ul>	1							
178	Paragraphs 546 - 548 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
179	Recommended planning condition no. 29 and 30 meet the	1							

	requirements of paragraph 55 of the NPPF, secures appropriate measures to mitigate the impact of development									
<b>Other matters: Flood risk and surface water drainage</b>										
180	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS1: Addressing climate change and protecting environmental assets</li> <li>DM5 Planning effectively for flood risk</li> </ul>	1								
181	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 14. Meeting the challenge of climate change, flooding and coastal change</li> </ul>	1								
182	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:									
183	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 1 March 2018 (CD4.87)</li> </ul>	1								
184	<ul style="list-style-type: none"> <li>Flood Risk Assessment Part 2 (CD4.88)</li> </ul>	1								
185	<ul style="list-style-type: none"> <li>Flood Risk Assessment Addendum (CD7.82)</li> </ul>	1								
186	Paragraphs 549 - 553 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
187	Recommended planning conditions no. 36, 37 and 38 meet the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development	1								
<b>Other matters: Contamination</b>										
188	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>DM11 Protecting against environmental hazards</li> </ul>	1								
189	Most relevant sections of the NPPF for the consideration of this matter:	1								

	<ul style="list-style-type: none"> <li>Chapter 15 Conserving and enhancing the natural environment</li> </ul>								
190	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: <ul style="list-style-type: none"> <li>Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report (CD4.83)</li> </ul>	1							
191	Paragraphs 554 - 555 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
192	Recommended planning conditions no. 31, 32, 33, 34 and 35 meet the requirements of paragraph 55 of the NPPF and secures measures to satisfactorily mitigate the impact of development.	1							
<b>Other matters: Health Impact</b>									
193	Most important development plan policies for the consideration of this matter: <ul style="list-style-type: none"> <li>JCS 7 Supporting communities</li> </ul>	1							
194	Most relevant sections of the NPPF for the consideration of this matter: <ul style="list-style-type: none"> <li>Chapter 8 Promoting healthy and safe communities</li> </ul>	1							
195	The following documents provide an appropriate and robust basis for assessing the impact of the development: <ul style="list-style-type: none"> <li>Health Impact Assessment Report (CD4.89)</li> </ul>	1							
196	Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1							
197	Recommended planning conditions 5, 15, 22, 28, 40, 41, 42, 43, 64, 65 and S106 Obligation Schedule 2, 11 meet the requirements of paragraph 55 of the NPPF, secure measures to	1							

	mitigate the impact of development.									
<b>Public benefits</b>										
198	Paragraph 196 of the NPPF requires less than substantial harm to be weighed against the public benefits of a proposal.	1				1				
199	NPPG (Paragraph: 020 Reference ID: 18a-020-20190723) defines public benefits as, including anything that delivers economic, social or environmental objectives should be weighed against the harm to the significance of designated heritage assets.	1				1				
200	In the context of 199 above public benefits of the development include:	1								
201	The proposal will unlock a highly sustainable site for development, arresting the dereliction and decline and significant underuse which has persisted for the last two decades.	1				2	we disagree with the public benefits claimed. See proof of evidence			
202	The proposed quantum of development will assist in very significantly increasing Norwich's supply of housing	1				2	As above			
203	The proposed quantum of development will assist in significantly increasing Norwich's supply of affordable housing	1				2	As above			
204	The proposed quantum and mix of development will support permanent economic growth within the Northern City Centre Regeneration area and the wider city	1				2	As above			
205	The proposed development will support permanent social benefits through the provision of new homes, new jobs, improved shopping and leisure facilities and the creation of a safer and more accessible public spaces and routes	1				2	As above			
206	The development will positively assist in addressing deprivation in this part of the city	1				2	As above			
207	The proposed development will positively support the long term vitality and function of the Anglia Square Magdalen Street Large District Centre.	1				2	As above			

208	The development makes effective use of a brownfield site for homes and other uses.	1				2	As above				
209	The proposal focuses significant development in a highly sustainable location limiting the need for travel and offering a genuine choice of transport modes	1				2	As above				
210	The development will deliver heritage benefits through the: removal of areas of undeveloped wasteland from the conservation area; removal of buildings identified as negative buildings from the conservation area; creation of new streets and squares attracting more people to this part of the city centre conservation area; establishing framed views of St Augustine's Church and the Anglican cathedral from within the development and enhancing Magdalen Street through high quality replacement buildings.	1				2	As above				





	Square redevelopment area because it faces the largest public space within the development at a point opposite the proposed cinema and where St George's Street "hinges".								
98	The tower does not block views of the Anglican Cathedral from Aylisham Road or St Augustine's Street but it does diminish and harm them through its competing prominence.	1			1				
99	The architectural treatment of the tower is distinctive by comparison with towers in other cities and other buildings within the Anglia Square development.	1			2	See proof of evidence			
100	The tower fails to provide public vantage points, which would have been desirable.	3	There is no requirement for such access in policy or best practice.						
<b>Heritage Impact</b>									
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets.	1			1				
103	Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i)) provides an accurate description of the significance of relevant designated assets				2	See proof of evidence			
104	The viewpoints listed in Table 1 – Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate basis for assessing the visual setting impact of the development.				2	See proof of evidence			



Anglia Square Statement of Common Ground

Table 1  
25.09.19

For each heritage asset/ view each party is asked to enter into the relevant column a number 1- 2 indicating level of agreement with Norwich City Council's assessment of Impact :

- 1 - agreed
- 2 – not agreed

Where either 2 is entered a comment should be added.

IMPACT ON HERITAGE ASSETS				Impact on significance			
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
Anglican Cathedral		I	74, 8, 9, 18, 15, 10, 48, 49, 58, 50	Moderate harm			
St Helen's Church		I	58, 60	Minor harm			
Waterloo Park		RHPG II*	48	Minor harm			
RC Cathedral		I	7, 7A, 8, 9	Moderate harm			
45 London Street		II	12, 54	Moderate harm			
Castle		I, SAM	8, 9, 12, 54	Minor harm			
St Andrew's Church		I	12, 54	Minor harm			
City Hall		II*	8, 9, 12, 52	Minor harm			
St Peter Mancroft Church		I	8, 9, 11	Negligible harm			
The Guildhall		I	11	Minor harm			
1 Guildhall Hill		II	11	Minor harm			
St Andrews and Blackfriars Halls		I, SAM	22, 35	Minor harm			
St Peter Hungate Church		I	22, 35	Negligible harm			
Britons Arms		II*	22, 35	Negligible harm			
2-8 Elm Hill							
St Augustine's Street group	Nos. 1-11, 21-29, 22-36, 42, 44, 46, 48, 50, 52, 59, 61, 71-73 New Botolph Street	Various	15, 16	Major harm	1		
St Augustine's Church		I	32, 33	Negligible harm			
2-12 Gildencroft		II	32, 33	Minor harm			
City Wall (Maggie Road)		SAM	17	Minor harm			
Upper Close (northern group)	69, 70, 71, Erpingham Gate	Various	20	Negligible harm			
Maids Head Hotel		II	23	Minor harm			
St Clements Church		I	25, 27, 58	Major harm	1		
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	25, 27, 58	Major harm	1		
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	25	Major harm	1		
St Martin at Oak		I	29	Minor harm			
47-49 St Martin's Lane		II	29	Moderate harm			
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	37	Minor harm			
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	38	Minor benefit			
42-48 Magdalen Street group		Various	43	Negligible benefit			
Magdalen Street (centre and north)	Nos. 75, 105, 107	II	34, 42	Major benefit			
Doughty's Hospital		II	44	Negligible harm			
43-45 Pitt Street		Local	39, 46	Total loss	1		
St Mary's Church		I	52	Negligible harm			
Pykerell's House		II*	52	Negligible harm			
69-89 Duke Street		II	52	Negligible harm			
City Centre Conservation Area		NA	All	Minor-Moderate harm			

TOWNSCAPE AND VISUAL IMPACT ANALYSIS				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
Viewpoint Ref*	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
<b>Distant range / Image of Norwich</b>							
8	Motram monument	Anglican Cathedral	Sensitivity	High	1		
		RC Cathedral	Magnitude of Change	Medium	2	See proof of evidence	
		Castle	Residual effect	Moderate-Adverse	2	See proof of evidence	
		City Hall					
		St Peter Mancroft					
9	Ketts Heights	Anglican Cathedral	Sensitivity	Medium	2	See proof of evidence	
		RC Cathedral	Magnitude of Change	Medium	2	See proof of evidence	
		Castle	Residual effect	Moderate-Neutral	2	See proof of evidence	
		City Hall					
		St Peter Mancroft					
12	Castle rampart	45 London Street	Sensitivity	High	1		
		Castle	Magnitude of Change	Medium	2	See proof of evidence	
		St Andrew's Church	Residual effect	Major-Adverse	1		
15	Junc St Augustines St / Magple Road	Anglican Cathedral	Sensitivity	Medium	2	See proof of evidence	
		St Augustine's Street group	Magnitude of Change	Medium	2	See proof of evidence	
			Residual effect	Moderate-Adverse	2	See proof of evidence	
7	Mousehold Avenue	RC Cathedral	Sensitivity	Low	2	See proof of evidence	
			Magnitude of Change	Medium	2	See proof of evidence	
			Residual effect	Moderate-Neutral	2	See proof of evidence	
7A	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium	2	See proof of evidence	
		RC Cathedral	Magnitude of Change	Medium	2	See proof of evidence	
			Residual effect	Moderate-Adverse	2	See proof of evidence	
14	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
18	Waterloo Park	Anglican Cathedral	Sensitivity	Medium			
		Waterloo Park	Magnitude of Change	Medium			
			Residual effect	Moderate-Adverse			
18	Aylsham Road	Anglican Cathedral	Sensitivity	Medium	2	See proof of evidence	
			Magnitude of Change	High	1		
			Residual effect	Major-Adverse	1		
14	Norwich Castle battlements	45 London Street	Sensitivity	High	1		
		Castle	Magnitude of Change	Medium	2	See proof of evidence	
		St Andrew's Church	Residual effect	Major-Neutral	2	See proof of evidence	
60	Cathedral Meadow	Anglican Cathedral	Sensitivity	High	1		
		St Helen's Church	Magnitude of Change	Low-Medium	2		
			Residual effect	Moderate-Adverse	1		
4	Angel Road		Sensitivity	Low			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
10	Ketts Hill		Sensitivity	Low	2	See proof of evidence	
			Magnitude of Change	Medium	2	See proof of evidence	
			Residual effect	Minor-Adverse	2	See proof of evidence	

				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
<b>Medium range / Streets, spaces, incidental</b>							
22	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High			
			Magnitude of Change	Low			
			Residual effect	Moderate-Adverse			
27***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium			
		Fye Bridge Street group	Magnitude of Change	Low			
			Residual effect	Minor-Adverse			
31***	Quaker Burial Ground		Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
38	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High			
			Magnitude of Change	Low-Medium			
			Residual effect	Moderate-Beneficial			
11	Outside Forum	City Hall	Sensitivity	High	1		
		St Peter Mancroft	Magnitude of Change	Low	2	See proof of evidence	
		The Guildhall	Residual effect	Moderate-Adverse	2	See proof of evidence	
		1 Guildhall Hill					
30	Upper Close	Anglican Cathedral	Sensitivity	High	1		
		Upper Close (northern group)	Magnitude of Change	Very Low	2	See proof of evidence	
			Residual effect	Minor-Adverse	2	See proof of evidence	
11	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High	1		
			Magnitude of Change	Low	2	See proof of evidence	
			Residual effect	Moderate-Adverse	2	See proof of evidence	
35	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High	1		
		Fye Bridge Street group	Magnitude of Change	Medium	2	See proof of evidence	
		Wensum Street group	Residual effect	Major-Adverse	1		
20	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium			
		47-49 St Martin's Lane	Magnitude of Change	Medium			
			Residual effect	Moderate-Adverse			
31	Junc Calvert Street / St Georges Street	St George's Street group	Sensitivity	High			
			Magnitude of Change	Medium			
			Residual effect	Major-Neutral			
37	Rosemary Lane	St Mary's Church	Sensitivity	High	1		
		Pykerell's House	Magnitude of Change	Low	2	See proof of evidence	
		69-89 Duke Street	Residual effect	Moderate-Adverse	1		
31	City Hall balcony	City Hall	Sensitivity	High	1		
			Magnitude of Change	Low	2	See proof of evidence	
			Residual effect	Moderate-Neutral	2	See proof of evidence	
35	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High			
			Magnitude of Change	Very low			
			Residual effect	Minor-Adverse			
36	Fye Bridge	St Clements Church	Sensitivity	High	1		
		Fye Bridge Street group	Magnitude of Change	Low	2	See proof of evidence	
			Residual effect	Moderate-Adverse	1		
13	Junc Gentlemans Walk / Davey Place		Sensitivity	High			
			Magnitude of Change	Very Low			
			Residual effect	Minor-Adverse			
19	OS St James Church, Barrack Street		Sensitivity	Low-Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Beneficial			
36	Junc Muspole Street / Colegate		Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
50	Bakers Road		Sensitivity	Medium			
			Magnitude of Change	Low			
			Residual effect	Minor-Neutral			
51	Sussex Street		Sensitivity	Medium			
			Magnitude of Change	Low			
			Residual effect	Minor-Neutral			
58	Great Hospital - The Church St Helen		Sensitivity	NA			

				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
			Magnitude of Change	NA			
			Residual effect	NA			
<b>Close range / immediate environs</b>							
<b>16</b>	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium	2 See proof of evidence		
			Magnitude of Change	High	1		
			Residual effect	Major-Adverse	1		
<b>32</b>	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High	1		
		2-12 Gildencroft	Magnitude of Change	High	1		
			Residual effect	Major-Neutral	2 See proof of evidence		
<b>35</b>	Junc Cowgate / Bull Close		Sensitivity	Low	2 See proof of evidence		
			Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Moderate-Adverse	2 See proof of evidence		
<b>44</b>	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium	2 See proof of evidence		
			Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Moderate-Neutral	2 See proof of evidence		
<b>37</b>	Magpie Road	City Wall (Magpie Road)	Sensitivity	Medium-High	1		
			Magnitude of Change	High	1		
			Residual effect	Major-Neutral	2 See proof of evidence		
<b>30</b>	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			
<b>33</b>	St Augustine's Church porch	St Augustine's Church	Sensitivity	High	1		
		2-12 Gildencroft	Magnitude of Change	High	1		
			Residual effect	Major-Neutral	2 See proof of evidence		
<b>34</b>	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street	Sensitivity	Medium	2 See proof of evidence		
			Magnitude of Change	High	1		
			Residual effect	Major-Beneficial	2 See proof of evidence		
<b>42</b>	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium	2 See proof of evidence		
			Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Moderate-Beneficial	2 See proof of evidence		
<b>43</b>	59 Magdalen Street	Magdalen Street	Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			
<b>46</b>	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium			
			Magnitude of Change	Low			
			Residual effect	Minor-Beneficial			
<b>18</b>	Junc Edward Street / Magpie Road		Sensitivity	Low	2 See proof of evidence		
			Magnitude of Change	High	1		
			Residual effect	Moderate-Beneficial	2 See proof of evidence		

\* Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number in amber are other relevant views, viewpoint numbers in black are of marginal relevance to the case.

\*\* Add viewpoints affect city centre conservation area

\*\*\* Viewpoint visualisation in March 2018 Compendium of View but not August 2018 revision A.

**Signature page for the Statement of Common Ground - the Applicant, Weston Homes Plc**

**Weston Homes Plc**

Name: PETER A. LUDER

Job Title: HEAD OF PLANNING

Signature: 

Date: 01.12.2019

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**Signature page for the Statement of Common Ground - the Applicant, Columbia Threadneedle**

**Investments**

**Columbia Threadneedle Investments**

**Name:**

CHRIS WATTS  
CUSHMAN AND WAREFIELD B/O  
COLUMBIA THREADNEEDLE INVESTMENTS

**Job Title:**

ASSOCIATE

**Signature:**



**Date:**

03/12/19

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**Signature page for the Statement of Common Ground - the Council**

**Norwich City Council**

Name:

Job Title:

Signature:

Date:



**Signature page for the Statement of Common Ground – Rule 6 Party, Historic England**

**Historic England**

Name:

Job Title:

Signature:

Date:





**Signature page for the Statement of Common Ground – Rule 6 Party, Norwich Cycling  
Campaign**

**Norwich Cycling Campaign**

Name:

Job Title:

Signature:

Date:

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**Signature page for the Statement of Common Ground – Rule 6 Party, The Norwich Society**

**The Norwich Society**

Name:

Job Title:

Signature:

Date:



**Signature page for the Statement of Common Ground – Rule 6 Party, SAVE Britain's Heritage**

**SAVE Britain's Heritage**

Name:

Job Title:

Signature:

Date:

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