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

# 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
Other Contributing Rule 6 Parties	Norwich Society
PINS reference:	APP/G2625/V/19/3225505
LPA reference:	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.
- Anglia Square was extensively redeveloped during the 1960s and 1970s 5. 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 20001 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>&</sup>lt;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 20th 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								
Residential									
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	Ratio of 85:15 s	x 1 bed flats and 9	iate tenure = 102 social						
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 120-125								

	Total no of dwellings in phase	No of affordable dwellings in phase (based on maximum no of dwellings in each phase)					
Phase 1: Block A (detail)	323	0					
Phase 2: Blocks C,D,E,F (tower in detail)	474	95					
Phase 3: Block GH	319	0					
Phase 4: Blocks J, B	93	25					
Commercial developmen	ot many series in the series						
Flexible use A1/A2/A3/A4/B1/D1/sui generis	(GIA))	9850sqm Gross Internal Area					
Flexible discounted commercial floorspace	1150sqm GEA (within 11,000 GEA total)						
Hotel	11,350sqm (located in blo	ck F)					
Cinema	3400sqm (located in block	c G/H)					
Other		国际公司库尔斯之间 "原					
Public multi-storey car park (MSCP)	600 spaces (within Block	A)					
Replacement Surrey chapel	Site north of Edward Stree	et					
Public toilets + "Changing Places" facility	Within block A						
Highway works							
Vehicular access	Park (MSCP) – 600 presidential spaces Service yard access the existing service y the Northeast block at Reconfigured junction pedestrian and cycle Widening of the 'Yello surface north of the at Edward Street up to the	es to the proposed Multi Storey Car public parking spaces plus 300  — located in the same location as vard. This will serve the retail units in and residential units in Block A n with New Botolph Street and new crossing facility ow Pedalway' existing shared application boundary on the Esdelle Street junction.  car club and servicing					

- 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	Public car par	·k	No. of s	spaces				
	Standard Parki	ng Bays	546					
	Parent and Chi	ild Bays	18	18				
	Disabled bays		36					
	Total		600					
	Number of EVO	CP	3 (Fast	charging)				
	Motorcycle spa	ces	22					
	Residential pa	rking	No. of s	paces				
	Block A		333					
	Block B		14					
	Block E/F		Max. 29	0				
	Block G/H		Max. 27	Max. 273				
	Total		Max. 910					
Electric vehicle charging In addition each	Block	On const	ruction Scope to increase (2030)					
residential car park block will have 2 x communal	Α	20		40				
user-paid fast charge points available for all	В	10		11				
residents with access to car park areas.	E/F	30		60				
	G/H	30		60				
No of cycle parking spaces	Commercial (staff) – Up to 240 secure/covered spaces – distributed across the development							
	Public - 92 spaces within public realm areas  Residential - 1372 covered/secure spaces – distributed across the development in locations directly adjacent to each residential entrance lobby							
	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.							
Servicing arrangements	Blocks A and D - Designated covered service area accessed							
	from Edward Street and service lay-by on Edward Street  Blocks E and F – service lay-by on Edward							

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

# **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	January-March 2018
Site Proposals Consultation	
Regulation 18 Consultation on New,	October-December 2018
Revised and Small Sites	
Greater Norwich Development	Date tbc
Partnership Board meeting	
Norwich City Council – Cabinet	Date tbc
meeting	
Regulation 18 Draft Plan	October – December 2019
Consultation	
Regulation 19 Publication	February-March 2020
Submission of the GNLP to the	June 2020
Secretary of State for the	
Environment	
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	The Applicant		Historic England		e 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	
Statement of Common Ground section headings:											
The Site and Surroundings	1				1						
Constraints	1				1						
Relevant planning history	1				1						
Description of the Proposal	1				1						
Relevant planning Policy and other material consideration	1				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			
forwich City Council: Planning matters (as eferred to in the Committee Report)											
Main issue 1: Principle of development											
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					
Most relevant sections of the NPPFfo the consideration of this matter:  Chapter 2. Achievingsustainab development  Chapter 11 Making efficientus of land	le				3	As above	1	It would seem that the majorit of the development will be bui to current building standards: we suggest that the majority should be built to passivhaus of near-passivhaus to minimise climate change emissions	ite		
ICS 11: Anglia Square is identified as 'Area of Change' within the Northern City Centre.					1						
Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.					1						
Paragraph 128 -140 of the Committe Report presents an accurate assessment and reasoned conclusion	1				2	Disagree. See proof of evidence	1	We assume that 'of this kind' i paragraph 1402 referred to th definition in paragraph 139			

Ĭ	regarding the principle of development.					rather than anything proposed by the developer	1	
M	fain issue 2: Development Viability					,		
11	documents provide an appropriate and robust basis for assessing development viability of the proposed scheme:	We expect to submit our own viability evidence						
12	Report update (including Appendices 1-14)		2	Disagree – missing information	3	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	CD CD9.4: DVS Review of     Development Viability     Assessment (dated 9     November 2018)		2	Disagree – as above				
14	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	5 Development viability is a material planning consideration.		1			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 falls 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			or seen demonstrated.		

1	which would have wide community and		Í	1	Ÿ.	1		1	1	1	
	regeneration benefits					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	ES Chapter 4 Proposed development and Alternatives (CD4.86 ES Vol 2 (d))	1			2	- 1	Disagree. See proof of evidence				
22	SEI Chapter 4 Proposed development and Alternatives (CD7.81SEI(d))	1			2	- 1	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	- 1	Disagree. See proof of evidence	2	Again, we do not believe that these have been properly considered and independently assessed		
24	\$1.06 Obligation Schedule 3 meets the requirements of paragraph 55 of the NPPF and secures further viability reviews over the lifetime of the project										
	issue 3: Impact of evelopment on European Designated										
25	Most important development plan policies for the consideration of this matter:  • JCS1: Addressing climate change and protecting environmental assets.  • DM6: Protecting and enhancing natural resources	1									
26	Most relevant sections of the NPPFfor the consideration of this matter:  Chapter 2. Achieving sustainable development  Chapter 15 Conserving and enhancing the natural environment										

28	The following submitted evidence documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:  • ES Chapter 12 Ecology (March 2018) (CD4.86 ES VOL 2 (I))  • ES 12.1 Ecology AA (CD4.86 ES VOL 3 (r))	1			
30	Chapter 12 Ecology (September 2018) (CD7.81 SEI (I) SEI)	1			
31	Ecology Note of Clarification (CD8.2)	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			
Mair	issue 4: Principle of Housing				
34	Most important development plan policies for the consideration of this matter:  • JCS4: Housing Delivery (although this is now out of date in the context of NPPF para 14)  • JCS11: Norwich City Centre  • DM12: Ensuring well-planned housing development	1,7			
35	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 5. Delivering a sufficient supply of homes Chapter 11. Making efficient use of land				
36	The following document provides an up	1			

37	to date and robust assessment of housing supply in Greater Norwich, including Norwich:  Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2017-2018 (CD2.1X)  Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at:  Greater Norwich: 6.54 years	-1						
	Housing land supply (for the year 2017- 2018) for the Norwich Policy Area, measured against JCS4 housing targets stands at:  • 3.94 years¹	1 1						
39	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and tenure:  • Central Norfolk Strategic Housing Market Assessment (ORS June 2017)(CD2.21)	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)	,						
41	The proposed development is capable of meeting 22% of Norwich's predicted need or 1 and 2+ bedroom flats							
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 missessined in Newsteb to 1	E 7 F 7	h 9	7	20 9	
	the housing mix required in Norwich is			including more houses		
	for 57% of affordable housing provision					
	to be in the form of 1 and 2-bed flats,					
	and the remaining 43% to behouses.					
44	The proposed affordable homes 1		2	This is a long way from meeting		
	comprising a minimum of 109 x 1			the aspirations of the planning		
	bedroom flats and 9 x 3 bedroom			guidance for the site		
	houses will assist in meeting identified					
	affordable housing need in Norwich					
45	Based on evidence set out in the 1					
	Central Norfolk Strategic Housing			1		
	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%.					
46	The proposed affordable tenure mix 1					
140			3	The proposed social rent		
	including 85% for social rent will assist		1	proportion is only valid if		
	n providing homes for those most in			there are social housing		
	affordable housing need in Norwich			providers willing to		
				operate them. No		
				evidence has been		
				provided to satisfy the		
- 1				requirements of the	1	
				affordable housing SPD in		
				this regard.		
47	NPPF paragraph 64 – In the context of 1					
	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				II'	
	housing need in Norwich.					
48	11/19					
***	In accordance with DM2, all residential				I.	
	units will meet or exceed national					
	standard for internal space from					
	"Technical housing standards -					
	nationally described space standard".					
49	In accordance with DM12, a minimum 1					
	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.					
50	The proposed quantum ofdevelopment					
	(1209-1250 dwellings) will assist in					
	boosting Norwich's supply of housing.					
51	The development proposal includes an 1		9	The offerdable double.		
. 10=	absolute commitment to on-site		ľ	The affordable dwellings		
	The state of the s			are within later phases,		

nar an	20 00 00			
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.	
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.				
Recommended planning condition no. 1 43 and \$106 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.				
Main Issue 5: Proposed Retail and Other Town Centre Uses				
54 Most important development plan policies for the consideration of this matter:  • JCS11: Norwich City Centre  • JCS 19: The hierarchy of centres  • DM16: Supporting the needs of business  • DM17 Supporting small business  • DM18: Promoting and supporting centres  • DM20: Protecting and supporting city centreshopping				
55 Most relevant sections of the NPPFfor the consideration of this matter:  • Chapter 2 Achieving sustainable development  • Chapter 6 Building a strong, competitive economy  • Chapter 7 Ensuring the vitality of town centres				
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.				
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				

177	¥0	9 1	ė u	4					
	centre's position in the hierarchy as set	:			1		1	1	( F
	out in JCS policy 19 and does not								
	exceed the indicative thresholds set out	:			1			- 1	
	in DM Plan Appendix 4								
58	DM Plan Appendix 4 sets no threshold	1							
	for the scale of main town centre uses							- 1	
	within defined Large District Centres.								
59	The application proposes the	1						-	
	demolition of 10, 282 sgm GIA of								
	floorspace falling within the A1/A3 Use								
	Class <sup>2</sup>								
60	The proposed total quantum of	1			-			-	
	floorspace for flexible commercial use				1				
	(A1/A2/A3/A4/B1/D1/sui generis) is		(						
	11,000sqm GEA (9850sqm GIA)								
61	Paragraph 224 - 257 of the Committee	1			-			_	
	Report, presents an accurate								
	assessment and reasoned conclusion								
	regarding the proposal and impact of								
	the development.								
62	Recommended planning conditions no.	,			-			_	
02	11, 12, 16, 17,18, 19, 61, 62, 63, 64 and								
					1				
	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		1						
	and viability of the Large District Centre								
	and mitigate impact on the City								
	Centre's defined primary and								
63	secondary retail areas								
03	With the imposition of the	1							
	aforementioned planning conditions,								
1	no 'significant adverse impact' under								
	the terms set out in paragraphs 89 and								
	90 of the NPPF will occur.	$\perp$							
iviain	issue 6: Socio- economic considerations								
64	Most important development plan	1							
	policies for the consideration of this	1 1							
	matter:								
	JCS 5 The economy JCS 4								
	Housing delivery				1				
	JCS 7 Supporting communities								
ce.	K								
65	Most relevant sections of the NPPFfor	1							
	the consideration of this matter:								
	Chapter 2 Achieving sustainable								
	development								
	Chapter 5 Delivering a sufficient						1		
	supply of homes								
	<ul> <li>Chapter 6 Building a strong,</li> </ul>								
	competitive economy								
	Chapter 8 Promoting healthy								
	and safe communities								
				-	-			_	

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The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:									
ES Chapter 11 Anglia Square     Socio- Economics Assessment     (CD4.86 ES VOL 2 (k) and     technical appendix CD4.86 ES     VOL 3 (n))	1								
SEI Chapter11 Anglia Square     Socio- Economics Assessment     (CD7.81 SEI (k)	1								
Paragraphs 258 – 301 of the Committee Report present an accurate assessment and reasoned conclusion regarding the impact of the development.	t								
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								
Main issue 7: Design and heritage									
71 Most important development plan policies for the consideration of this matter:  • JCS 1: Addressing climate change and protecting environmental assets  • JCS: Promoting good design  • DM3: Delivering high quality design  • DM9 Safeguarding Norwich's heritage	1	1	1		1				
72 Most relevant sections of the NPPFfor the consideration of this matter:  • Chapter 2 Achieving sustainable development  • Chapter 12 Achieving well-designed places  • Chapter 16 Conserving and enhancing the historic environment			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  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	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.  The buildings on Pitt Street facing St Crispin's roundabout are locally listed
1	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	TOLEG .
10.2.2		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						and an application of the second of the seco
	81	BfL Question 4 – Amber	1					2	Red - The number of affordable homes is significantly under target; very few 3-bed homes
		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

34	BfL Question 7 – Green	1						2	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 Red – again this should consider surrounding streets and spaces, not just those within the site. The scale of the proposed		
85	BfL Question 8 – Amber	1						3	buildings weill totally dominate and overshadow the existing surrounding streetscapes 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	1						2	BfL scores should be		
	Report present an accurate and								downgraded for questions 1-8,		
	reasonable assessment of the proposed								therefore the summary		
	development								conclusions are not acceptable		
The T	ower										
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.		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 1 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.		2	The first part of the statemen is agreed, being factual; the second presupposes the desirability of constructing a lower, which is not accepted.		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 publicspace within the development at a point opposite the proposed cinema and where St George's Street"hinges".		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 1 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.		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.		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.	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	
Herita	age Impact							points	
102	The Main Heritage Assets listed in Table 1  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.		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 or the "TVIA" rating, as it is not our role to replicate / modify the consultants' work. This does not imply agreement with the consultants'	1 2	See proof of evidence	3	The viewpoints are acceptable, but should be considered in a wider context than the flustrated views, as a small movement to either side can make a significant difference in	

1	of the development.	i i	İ		ř.	ř	i i	î	Ĭ í	1	1	T .
105	The proposed development will not		1			2	See proof of evidence	2	Totally strongly disagree with	-		
	lead to substantial harm to any					-	555 <b>F</b> 1551 <b>5</b> 1 <b>531<b>5</b>0</b>		this assertion, which contradicts			
	designated heritage asset								the Council's own report			
106	Development viability and deliverable				This is a very broad statement	1	we agree that NPPF	2	Our heritage is irreplaceable and	-		
	alternatives are material to the				of principle the implications of		applies	Γ.	should not be jeopardized for			
	consideration of whether harm to the				which are unclear. The				short-term economic gain			
	significance of designated assets may				reference should perhaps be to							
	be justified. (NPPF Paragraph 193)				paragraph 194.							
107	Recommended planning conditions no.					2	we do not agree that the	3	We agree that the conditions	$\rightarrow$		
	4, 5, 58, 60 meet the requirements of					-	conditions provide		that are in place area			
	paragraph 55 of the NPPF, secures						satisfactory mitigation. See		appropriate, but disagree that			
	satisfactory scheme design and						proof of evidence.		this secures a satisfactory			
	appropriate measures to mitigate the								scheme design or is appropriate			
	impact of development.								to mitigate the impact of the	- 4		
_	impact of development.	-				_			development.			
								2	The quoted planning conditions			
									will secure satisfactory scheme			
									design as we object to the			
									current design and quantum of			
								1	the proposals	- 1		
-	issue 8: Landscaping and openspace											
108	Most important development plan	1		2	Policies relating to the historic							
	policies for the consideration of this				environment may also be					1 11		
	matter:				relevant.							
	JCS 1: Addressing climate change											
	and protecting environmental											
	assets											
	<ul> <li>JCS: Promoting good design DM2:</li> <li>Amenity</li> </ul>											
	DM3: Delivering high quality design											
	DM8 Planning effectively for open											
	space and recreation											
	Space and recreation											
109	Most relevant sections of the NPPF for	1		2	This subject potentially touches							
	the consideration of this matter:				on the conservation of the							
0	<ul> <li>Chapter 2 Achieving sustainable</li> </ul>				historic environment.							
	development											
	Chapter 8 Promoting healthy and											
	safe communities											
	Chapter 12 Achieving well-designed	1										
	places											
	Chapter 15 Conserving and enhancing the natural environment											
	emancing the natural environment											
110	The following submitted evidence											
	documents provide an appropriate and											
	robust basis for assessing likely effects											
	of the proposed development:											
111	Landscape Report) CD 4.92	1										
112	Landscape Strategy Addendum	1		_								
	(CD7.85)											

113	<ul> <li>Landscape General Arrangement (CD7.83)</li> </ul>	1				
114	<ul> <li>Roofplan General Arrangement (CD7.84)</li> </ul>	1				
115	Bat Survey Report (CD8.4)	1				

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Arboricultural Impact Assessment and Protection Plan (CD4.82)							
17 Paragraphs 439 - 461 of the Committee 1 Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	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.					
18 Recommended planning conditions no. 1 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.		No comment					
Vain issue 9: Amenity							
19 Most important development plan policies for the consideration of this matter:  • DM2: Amenity • DM12: Ensuring well-planned housing development • DM13 Communal development and multiple occupation				3	We would also consider DM30 and DM31 to be of particular relevance here, in particular DM31e.		
Most relevant sections of the NPPF for the consideration of this matter:  Chapter 11 Making effective use of land Chapter 12 Achieving well-designed places							
The following documents provide an appropriate and robust basis for assessing the impact on the surroundings and future conditions within the development:				7			
Daylight and Sunlight Report 1 (CD4.84)				2	We disagree with the analysis of the data and conclusions reached within this report.		
Daylight and Sunlight Report     Addendum (CD7.78)				2	This report reaches unreasonable conclusions, particularly given that Dalymond Court was not built when the previously consented scheme received permission.		
24 Paragraphs 462 - 481 of the Committee 1 Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.					received permission.		
Main issue 10: Transport							

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125	1000	1					1	1 1		ľ	
	policies for the consideration of this		(								
	matter:		1								
	JCS6: Access and transportation		/								
	DM28 Encouraging sustainable	1								)	
	travel     DM29 Managing car parking		A. I.								
	demand in the city centre		/								
	DM31 Car parking and servicing										
	DM32 Encouraging car free and low	,									
	car housing										
126	Most relevant sections of the NPPF for	1									
	the consideration of this matter:				1						
	Chapter 9, paras 102 – 111: Promoting				1						
	sustainable transport; in particular, the	:									
	proposed development:										
127	<ul> <li>complies with planning policies (104)</li> </ul>	1									
1	(104)		4		1						
128	has an appropriate level of parking	1		+					_		
	(105, 106)				1						
129	has had the level of impacts	1									
	determined and effectively										
	mitigated to an acceptable degree (108) and that the t residual										
	cumulative impacts on the road				1						
	network would not be severe (109)		/\		1						
	The state of the second (183)										
130	<ul> <li>would give priority to</li> </ul>	1									
	pedestrians/cyclists and those with				1						
	reduced mobility in a safe manner;										
	would provide accessibility to				1						
4	comprehensive bus services and would make provision for										
	Residential and Commercial Travel										
	Plans (110 111)		I								
131	The following documents provide an										
	appropriate and robust basis for				1						
	assessing the cumulative impact of the				1				- 11		
	development on the transport network										
122	and on highway safety:			_							
132	•	1									
	(CD4.10)										
133	Access Plan (CD4.13)	1									
134	ES Chapter 6 Highways, Traffic and	1									
	Transport (CD4.86 ES VOL 2 (f)										
135	Design and Access Statement	1		-		_					
	Addendum (CD7.10)										
136	SEI Chapter 6 Transport (CD7.81 SEI	1									
	(f))										
						_					

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137	Anglia Square Transport     Assessment (March 2018) (CD4.86     ES VOL 3 (h))	1									
138	Anglia Square – Transport     Assessment Addendum (CD7.81SEI     (r) (September 2018)	1									
139	Cycle Provision Schedule (CD7.73)	1							П		
140	Proposed Parking Schedule (CD7.74)	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.										
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										
Mai	n issue 11: Air quality										
143	Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactory living and working conditions • DM11 Protecting against environmental hazards	1									
144	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 15 Conserving and enhancing the natural environment						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 impactof the development on the environment:										
146	ES Chapter 10 Air Quality (CD4.86 VOL 2 (J))	1									
147	Air Quality Assessment (CD4.86 ES VOL (m)	1									
148	SEI Chapter 10 Air quality (CD7.81 SEI (J))	1									
		_								A	

Revised Air Quality Assessment   1	
150 Paragraphs 509 - 525 of the Committee I Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.  151 III he development incorporates I 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  152 Recommended planning conditions I 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  Other matters: Noise  153 Most Important development plan policies for the consideration of this matter:  • DMZ Ensuring satisfactoryliving and working conditions • DMI1 Protecting against	
Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.    1	
Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.    1	
and reasoned conclusion regarding the proposal and the impact of the development.  151 If he 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  152 Recommended planning conditions no.15, 28 and 42 meet the requirements of paragraph 55 of the NPF, secures satisfactory scheme design and appropriate measures to mitigate the impact of development  Other matters: Noise  153 Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactory living and working conditions • DM1 Protecting against	
proposal and the impact of the development.  Is in 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  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  Other matters: Noise  Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactoryliving and working conditions • DM11 protecting against	
development.    In 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    Secommended planning conditions	
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deterioration in local air quality through: design, distribution of uses and a site wide access and travel plan strategy  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  Other matters: Noise  153 Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactory living and working conditions • DM11 Protecting against	
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matter:  DM2 Ensuring satisfactory living and working conditions  DM11 Protecting against	
<ul> <li>DM2 Ensuring satisfactory living and working conditions</li> <li>DM11 Protecting against</li> </ul>	
and working conditions  DM11 Protecting against	
DM11 Protecting against	
environmental hazards	
154 Most relevant sections of the NPPF for 1 3 Chapter 8 is also particularly	
the consideration of this matter:	
Chapter 15 Conserving and	
enhancing the natural environment	
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 1	
2 (i))	
157 • Noise Assessment (CD4.86 ES VOL3 1	$\overline{}$
(i))	
158 • SEI Chapter 9 Noise (CD7.81 SEI (i)) 1	
159 • Environmental Noise Assessment 1	
Addendum (September 2018)	
(CD7.81)	
1007.027	
160 Paragraphs 526 - 535 of the Committee 1	
Report present an accurate assessment	
Fire-Entrement and appearance of the second	

proposal developm								
41 meets paragrapi satisfacto appropria	ended planning condition no the requirements of h 55 of the NPPF, secures bry scheme design and ate measures to mitigate the f development.	1						
Other matters:	Wind turbulence							
appropria assessing developm • An	wing documents provide an ate and robust basis for the Impact of the nent on the environment. Iglia Square Wind Assessment d desk study (Sept 2018)	1						
Report pr and reaso	hs 536 - 539 of the Committee resent an accurate assessment oned conclusion regarding the and the impact of the nent.							
Other matters:	Energy and water							
policies for matter: • JC	oortant development plan or the consideration of this S3: Energy and water M3: Delivering high quality design	1			2	Add DM4		
the consi • Ch of	evant sections of the NPPFfor deration of this matter: napter 14 Meeting the challenge climate change, flooding and pastal change	1						
appropria assessing	wing documents provide an ate and robust basis for the impact of the nent on the environment.							
	'ater Efficiency Statement (March 018)	1						
	nergy Statement Report (Rev A) ept 2018) (CD7.79)	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 s unimaginative. When seen against current passivHaus developments in Norwich, we do not understand how no LZC system is viable. We agree with		

T	T		4.	24 9	 4	W		
						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	•						
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.							
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.				2	We can't find this condition within the committee report.		
Oth	er matters: Archaeology						+	
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 historicenvironment		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					1	
176	Archaeology Impact Assessment (CD4.86 ES VOL 3 (k)	1					1	
177	SEI Chapter Archaeology (CD7.81     SEI (h)	1						
178	Paragraphs 546 - 548 of the Committee Report present an accurate assessment	1						

Ĭ	and reasoned conclusion regarding the	1 1	Ĩ	Ĭ	ì	i ii	i i	ř i	1	
	proposal and the impact of the									
	development.									
179	Recommended planning condition no.	1								
	29 and 30 meet the requirements of									
	paragraph 55 of the NPPF, secures appropriate									
	measures to mitigate the impact of					l d				
	development									
Othe	r matters: Flood risk and surface									
	r drainage									
180	Most important development plan	1								
	policies for the consideration of this									
	matter:									
	JCS1: Addressing climate change and protecting environmental		,							
	assets									
	DM5 Planning effectively for flood									
	risk									
181	Most relevant sections of the NPPFfor	1								
-	the consideration of this matter:									
	Chapter 14. Meeting the challenge		/ I							
	of climate change, flooding and		i I							
	coastal change									
182	The following documents provide an									
	appropriate and robust basis for		i I						]	
	assessing the impact of the		1							
	development on the environment:									
183	Flood Risk Assessment Part 1 March 2018 (CD4.87)	h1								
184	Flood Risk Assessment Part 2	1								
	(CD4.88)									
105				_						
185	Flood Risk Assessment Addendum (CD7.82)	1								
	(657.62)									
186	Paragraphs 549 - 553 of the Committee									
	Report present an accurate assessment	t								
	and reasoned conclusion regarding the	9	1							
	proposal and the impact of the									
187	development.  Recommended planning conditions no.	1				-				
	36, 37 and 38 meet the requirementso									
	paragraph 55 of the NPPF, secures									
	satisfactory scheme design and									
	appropriate									
	measures to mitigate the impact of									
Oth	development er matters: Contamination									
Jin										
188	Most important development plan	1								
	policies for the consideration of this									

T	matter:	î î	1	Y: 17	v.		ni o	
	DM11 Protecting against							
	environmental hazards							
					1			
189	Most relevant sections of the NPPF for	1						
	the consideration of this matter:							
	Chapter 15 Conserving and							
1	enhancing the natural environment							
190	The following documents provide an	1			-		-	
	appropriate and robust basis for							
	assessing the impact of the							
	development on the environment:	1 1						
	Contamination Desk Study and			1 1				
	Preliminary Risk Assessment (Phase 1) Report (CD4.83)							
	1) Keport (CD4.63)							
191	Paragraphs 554 - 555 of the Committee							
	Report present an accurate assessment							
	and reasoned conclusion regarding the	1 1						
	proposal and the impact of the	1 1						
192	development. Recommended planning conditions no.	1						
	31, 32, 33, 34 and 35 meet the	•	10					
	requirements of paragraph 55 of the							
	NPPF and secures measures to	1 1	110					
	satisfactorily mitigate the impact of							
	development							
Othe	r matters: Health impact							
193	Most important development plan	1			3	We consider DM22 to be		
	policies for the consideration of this				F/3	particularly relevant to this	1	
	matter:					ssue.		
	<ul> <li>JCS 7 Supporting communities</li> </ul>							
194	Most relevant sections of the NPPF for	1						
	the consideration of this matter:							
	Chapter 8 Promoting healthy and							
	safe communities						l l	
195	The following documents provide an	1						
	appropriate and robust basis for							
	assessing the impact of the							
	development.							
	<ul> <li>Health Impact Assessment Report</li> </ul>	1 1						
	(CD4.89)							
196	Paragraphs 556 - 561 of the Committee	1			-			
	Report present an accurate assessment							
	and reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
	Recommended planning conditions 5,	1						
	15, 22, 28, 40,41, 42 43, 64, 65 and							
	\$106 Obligation Schedule 2, 11 meet							

	the requirements of paragraph 55 of the NPPF, secure measures to mitigate the impact of development.							
Publ	lic benefits	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	less than substantial harm to be weighed against the public benefits of a proposal.	1						
199	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.					Also needs to be weighed against other forms of harm, not just designated heritage assets.		
200	In the context of 199 above public 1 benefits of the development include:							
201			2	we disagree with the public benefits claimed. See proof of evidence				
202	The proposed quantum of development 1 will assist in very significantly increasing Norwich's supply of housing		2	As above				
203	The proposed quantum of development 1 will assist in significantly increasing Norwich's supply of affordable housing		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		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 accessable public spaces and routes		2	As above				
206	·		2	As above				
207			2	As above				
208	The development makes effective use of a brownfield site for homes and other uses.		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.		
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.	2	We shall discuss the nature of any "heritage benefits" in our evidence.	2	As above	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.		

Report to Norwich Cit	y Sustainability Pa	anel 25 September 2019
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https://cmis.norwich.gov.uk/Live/Document.ashx?czlKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zmi0aR%2fkEnXE2VYTFyJWL6zxX%2fLixidUmNemtzJNkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh225F
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PllEJYlot5%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qij0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJrf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJrf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJrf55vVA%
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)	Sul 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
	Total Class A & Sui Generis	3,942	2,682
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
	Total	40,260	33,268
	Total excluding MSCP	23,460	16,468

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

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

Notes:

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

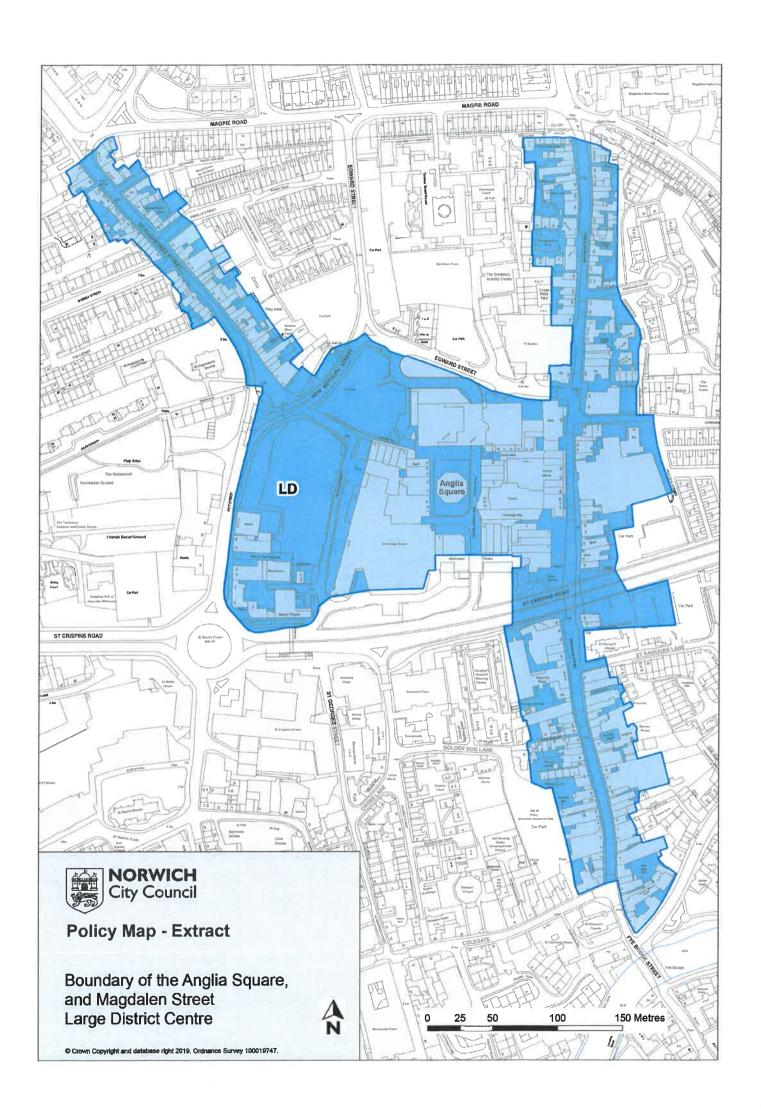
[2] excludes vacant top floor(s)

[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



Appendix 3 – Draft Core Documents List

## Core Documents List (draft August 2019)

Core Document Number	Author	Title	Date
A.	Addior	GOVERNMENT GUIDANCE AND RELEVANT LEGISLATION	Date
CD1.1	MHCLG	National Planning Policy Framework (February 2019)	Feb-1
CD1.2	MHCLG	National Planning Practice Guidance (PPG)	Jul-1
		DEVELOPMENT OF AN EMEDOING DEAN AND EMPOSION STOP DAGINGTED	D.
B. CD241	Norwich City Council	DEVELOPMENT PLAN. EMERGING PLAN AND EVIDENCE BASE DOCUMENTS  [City of Norwich Replacement Local Plan (adopted Nov 2004)	Date Nov-0
obali.	Development	Joint Core Strategy for Broadland, Norwich and South Norfolk, ('JCS') (adopted March 2011 with	1.07
CD2.2	Partnership	amendments adopted January 2014)	Jan-1
CD2.3	Norwich City Council	Norwich Development Management Policies Local Plan, ('DM Plan') (adopted December 2014)	Dec-1
CD2.4	Norwich City Council Broadland District,	Norwich Development Site Allocations Local Plan, ('SA Plan'), (adopted December 2014)	Dec-1
	Norwich City and South		
CD2.5	Norfolk Councils	Greater Norwich Local Plan ('GNLP'), Regulation 18 Draft Plan Consultation	Oct-1
	Monuteh City and South	W - //	
CD2.6	Norwich City and South Norfolk Councils	GNLP Call for Sites (May-July 2016)	May-1
QD2,0	broadiand District,	GIVET Call for Sites (May-only 2010)	IVIAY-1
	Norwich City and South		
CD2.7	Norfolk Councils	GNLP Regulation 18 Growth Options and Site Proposals Consultation (January-March 2018)	Jan-1
	Broadland District, Norwich City and South		
CD2.8	Norfolk Councils	GNLP Regulation 18 Consultation on New, Revised and Small Sites (October-December 2018).	Oct-1
CD2.9	GVA	Greater Norwich Employment, Town Centre and Retail Study (December 2017)	Dec-1
CD2.10	Norwich City Council	Norwich City Centre Conservation Area Appraisal (2007)	Sep-0
CD2,11 CD2,12	Norwich City Council Norwich City Council	Anglia Square Policy Guidance Note ('PGN') (adopted 2017)  Northern City Centre Area Action Plan 2010 ('NCCAAP') (now expired)	Mar-1 Mar-1
CD2.12	Norwich City Council	Local Development Scheme (revised October 2018)	Oct-1
	Greater Norwich Growth		
CD2.14 CD2.15	Board Norwich City Council	Annual Monitoring Reports (AMR) Planning Applications Committee Report and Minutes 6 December 2018 (Application Ref 18/00330/F)	Sep-1
CD2.16	Norwich City Council	Community Infrastructure Levy Guidance Note 7; Exceptional Circumstances Relief Policy (July 2019)	Jul-1
CD2.17	Norfolk County Council	Car Parking Standards	200
CD2.18	Norfolk County Council	Cycle Parking Standards	200
CD2,19	Norfolk County Council	Norfolk County Council Local Transport Plan	Apr-1
CD2,20 CD2,21	Norfolk County Council  Broadland District, Norwice	Travel Plan Guidance, Norfolk County Council, May 2019  Central Norfolk Strategic Housing Market Assessment (ORS June 2017)	May-19 Jun-1
C.	Dissillaria Dissillaria Horina	SUPPLEMENTARY PLANNING GUIDANCE	Date
CD3.1	Norwich City Council	Affordable housing SPD (adopted March 2015) (superseded)	Mar-1
CD3.2 CD3.3	Norwich City Council	Affordable housing SPD (adopted July 2019)	Jul-19
CD3.4	Norwich City Council Norwich City Council	Open space and play space SPD (adopted October 2015) Landscape and trees (adopted June 2016)	Oct-19
CD3.5	Norwich City Council	Heritage Interpretation SPD (adopted December 2015)	Dec-1
CD3.6	Norwich City Council	Main town centre uses and retail frontages SPD (adopted December 2014)	Dec-14
D.		PLANNING APPLICATION DOCUMENTS (REF: 18/00330/F) (MARCH 2018)	Date
CD4.1	Weston Homes	Application Form	Mar-18
CD4.2	Weston Homes	CIL Form	Mar-1
CD4.3	Weston Homes	Affordable Housing Statement	Mar-18
CD4.4 CD4.5	Iceni Projects	Planning Obligations Statement Planning Statement	Mar-18
CD4.6	Iceni Projects	Town Centre Uses Statement	Mar-18
CD4.7	Cushman and Wakefield		Mar-18
CD4.8		Illustrative Ground Level Plan for Retail Strategy_31467-A03-P2-054	Mar-18
CD4.9 CD4.10	Broadway Malyan	Statement of Community Involvement 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 CD4,15	Broadway Malyan Broadway Malyan	Development Parcel - 31467-A01-PP-400 Land Use Ground Floor - 31467-A01-PP-200	Mar-18 Mar-18
CD4,15	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 CD4.20	Broadway Malyan Broadway Malyan	Land Use Level Seven - 31467-A01-PP-204  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 CD4.25		Public Realm - 31467-A01-PP-500 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		Hybrid Application Boundary - 31467-A02-P2-100	Mar-18
CD4.29 CD4.30		Illustrative Phasing Strategy - 31467-A02-P2-400 BlockA Ground Fir 31467-A03-P2-A-000	Mar-18 Mar-18
CD4.31		Block A 1st Fir 31467-A03-P2-A-001	Mar-18
CD4.32	Broadway Malyan	Block A 2nd Fir 31467-A03-P2-A-002	Mar-18
CD4,33		Block A 3rd Fir 31467-A03-P2-A-003	Mar-18
CD4.34 CD4.35		Block A 4th Fir 31467-A03-P2-A-004 Block A 5th Fir 31467-A03-P2-A-005	Mar-18 Mar-18
CD4.36		Block A 5th Fir 31467-A03-P2-A-005	Mar-18
		BikA 6thFir Prkg 31467-A03-P2-A-006A	Mar-1
CD4.38	Broadway Malyan	Block A 7th Fir 31467-A03-P2-A-007	Mar-18
		Block A 8th Fir 31467-A03-P2-A-008	Mar-18
		Block A 9th Fir 31467-A03-P2-A-009 Block A 10th Fir 31467-A03-P2-A-010	Mar-18 Mar-18
CD4.41	Broadway Malyan	Block A Tour Fir 31467-A03-P2-A-010 Block A 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

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	Broadway Malyan	RevA Tower31467-A05-P2-E-001 ele1 & sec1	Sep-18
	Broadway Malyan	RevA Tower 31467-A05-P2-E-002 tower ele2 & sect2	Sep-18
	Broadway Malyan	RevA_Tower 31467-A05-P2-E-002 tower elez & sectz  RevA_Tower 31467-A05-P2-E-003 Elevations 3 & 4	Sep-18
		RevA Illustrative Sections 1-3 31467-A04-P2-001	Sep-18
		RevA_Illustrative Sections 4-6 31467-A04-P2-002	Sep-18
		RevA_Phase 2 Elevation 1&2_31467-A05-P2-001	Sep-18
		RevA_Phase 2 Elevation 3&4_31467-A05-P2-002	Sep-18
	Broadway Malyan	RevA_Phase 2 Elevation 5&6_31467-A05-P2-003	Sep-18
	Broadway Malyan	RevA_Phase 2 Elevation 7&8_31467-A05-P2-004	Sep-18
	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
	Broadway Malyan	RevA_Cycle Provision Schedule_31467-1800-1807-005	Sep-18
	Broadway Malyan	RevA Proposed Car Parking Schedule 31467-1800-1807-003	Sep-18
	Broadway Malyan	RevA Refuse Provision Schedule 31467-1800-1807-004	Sep-18
	Broadway Malyan	RevA Residential Accommodation Schedule_31467-1800-1807-001	Sep-18
	Aether Ltd.	Revised Air Quality Assessment	Sep-18
	Calford Seaden		Sep-18
		Daylight and Sunlight Report Addendum	
CD7.79	JSH	Energy Statement (Rev. A)	Sep-18
CD7.80		Fire Safety Overview	Sep-18
	SES	Environmental Noise Assessment Addendum	Sep-18
CD7,81 SEI	Iceni Projects	Supplementary Environmental Information	Sep-18
	Iceni Projects	1. Introduction	Sep-18
CD7.81 SEI (b)		2. EIA Methodology	Sep-18
		3. Description of Site and Background	Sep-18
CD7,81 SEI (d)		4, Proposed Development and Alternatives	Sep-18
		5. Construction Programme and Methodology	Sep-18
		6. Highways, Traffic and Transport	Sep-18
			Sep-18
		7. Built Heritage	
		8. Archaeology	Sep-18
			Sep-18
			Sep-18
CD7.81 SEI (i) CD7.81 SEI (j)	Aether Ltd.	9. Noise 10. Air Quality 11. Socio-Economics	

CD7.81 SEI (I)	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 Malyar	Landscape General Arrangement PL1581-GA-001-02	Sep-18
CD7.84	Planit / Broadway Malyar	Roofplan General Arrangement PL1581-GA-002-03	Sep-18
CD7.85	Planit / Broadway Malyar	Landscape Strategy Addendum	Sep-18
CD7.86		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

1.		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	Narwich 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.

MPACT ON HERITAGE ASSETS						Maria Maria			
lain Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*			Impact on s	ignificance		
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaig
nglican Cathedral			14, 8, 9, 14, 15, 25, 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	
Helen's Church		i	66.20	Minor harm	2 - No harm			2 Harm under-estimated	
aterioo Park		RHPG II*	- 100	Minor harm	2 - No harm			2 Harm under-estimated	
Cathedral		1	7. 7A, 8, 9	Moderate harm	2 - No harm			2 Harm under-estimated	
5 London Street		II	12, 14	Moderate harm	2 - No harm			2 Harm under-estimated	
astle		I. SAM	8,9,11.50	Minor harm	2 - No harm			2 Harm under-estimated	
Andrew's Church		i	12, 54	Minor harm	2 - No harm			2 Harm under-estimated	
Sty Hall		B.	8, 9, 11, 11	Minor harm	2 - No harm			2 Harm under-estimated	
t Peter Mancroft Church			8, 9, 11	Negligible harm	2 - No harm	_		2 Harm under-estimated	
he Guildhall		i		Minor harm	2 - No harm			2 Harm under-estimated	
Guildhall Hill	7 - 1	ii .	13	Minor harm	2 - No harm			2 Harm under-estimated	
t Andrews and Blackfriars Halls		I, SAM	22,	Minor harm	2 - No harm			2 Harm under-estimated	
t Peter Hungate Church		1	22, 55	Negligible harm	2 - No harm			2 Harm under-estimated	
Pritons Arms	1	11*	22, 5	Negligible harm	2 - No harm			2 Harm under-estimated	
-8 Elm HIII				Trapping training	2 - No harm			2 Harm under-estimated	
t 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	
t Augustine's Church		I	32, 11	Negligible harm				2 Harm under-estimated	
-12 Gildencroft		H	32, 11	Minor harm				2 Harm under-estimated	
City Wall (Magpie Road)		SAM	12	Minor harm	2 - No harm			2 Harm under-estimated	
Opper Close (northern group)	69, 70, 71, Erpingham Gate	Various	)c	Negligible harm	2 - No harm			2 Harm under-estimated	
Aalds Head Hotel		1)	73	Minor harm				2 Harm under-estimated	
t Clements Church		ı	, 27,	Major harm	2 - Minor harm		1	1	
ye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various		Major harm	2 - Minor harm		1	1	
Vensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	7.5	Major harm	2 - Minor harm		1	1	
t Martin at Oak		l	29	Minor harm	2 - No harm			2 Harm under-estimated	
7-49 St Martin's Lane		N	in the	Moderate harm	2 - No harm			2 Harm under-estimated	
t George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various		Minor harm				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	
2-48 Magdalen Street group	-	Various	4.6	Negligible benefit	1			2 Harm under-estimated	
Magdalen Street (centre and north)	Nos. 75, 105, 107	n	54, 43	Major benefit	2 - Minor Benefit			2 Harm under-estimated	
oughty's Hospital		R	44	Negligible harm	2 - Minor harm			2 Harm under-estimated	
3-45 Pitt Street		Local	70, AE	Total loss	1		1	1	
t Mary's Church		I .	7.2	Negligible harm	2 - No harm			2 Harm under-estimated	
ykerell's House		n+		Negligible harm	2 - No harm			2 Harm under-estimated	
9-89 Duke Street		11	50	Negligible harm	2 - No harm			2 Harm under-estimated	
ity Centre Conservation Area		NA	Atl	Minor-Moderate harm	2 - Minor benefit			2 Harm under-estimated	

Aaln Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*			Impact on	significance		
				Narwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
OWNSCAPE AND VISUAL IMPACT									The state of the state of
NALYSIS									
		Heritage assets							
ewpoint Ref <sup>e</sup>	Viewpoint name	affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaig
					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.				
stant range / Image of Norwich					THE PERSON NAMED IN COLUMN				
and the second second second	Motram monument	Anglican Cathedral	Sensitivity	High			1	1	
	THOUGHT HOMENE	RC Cathedral	Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
		Castle	Residual effect	Moderate-Adverse			2 See proof of evidence	2 Effect under-estimated	
		City Hall	The second second	TANGET STEP STORY STORY			2 See proof of evidence	Z criect univer-estimated	
		St Peter Mancroft					++		
	Ketts Heights	Anglican Cathedral	Sensitivity	Medium			2 Con asset of solds	201-1146-114	
	neus neights	RC Cathedral	Magnitude of Change	Medium			2 See proof of evidence	2 Should be high	
	-						2 See proof of evidence	2 Change under-estimated	
		Castle	Residual effect	Moderate-Neutral			2 See proof of evidence	2 Effect under-estimated	
		City Hall							
		St Peter Mancroft							
2	Castle rampart	45 London Street	Sensitivity	High			1	1	
		Castle	Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Adverse			1	1	
5	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium			2 See proof of evidence	2 Should be high	
		St Augustine's Street group	Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			2 See proof of evidence	2 Effect under-estimated	
	Mousehold Avenue	RC Cathedral	Sensitivity	Low			2 See proof of evidence	2 Should be high	
			Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	++
			Residual effect	Moderate-Neutral			2 See proof of evidence	2 Effect under-estimated	
	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium			2 See proof of evidence	2 Should be high	
	INCUSCION AVEIDE DINOTAINS	RC Cathedral	Magnitude of Change	Medium			2 See proof of evidence		
	l	nc cathedrai	Residual effect	Moderate-Adverse				2 Change under-estimated 2 Effect under-estimated	
	A Library D. Laboratolia and		A Company of the Comp				2 See proof of evidence		
•	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	
	Waterloo Park	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		Waterloo Park	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				Effect under-estimated	
D	Ayisham Road	Anglican Cathedral	Sensitivity	Medium			2 See proof of evidence	2 Should be high	
			Magnitude of Change	High			1	1	
			Residual effect	Major-Adverse			1	1	
4.1	Norwich Castle battlements	45 London Street	Sensitivity	High			1	1	
		Castle	Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Neutral			2 See woof of evidence	2 Effect under-estimated	
0	Cathedral Meadow	Anglican Cathedral	Sensitivity	High			1	1	
		St Hefen's Church	Magnitude of Change	Low-Medium			2	2 Change under-estimated	
			Residual effect	Moderate-Adverse		9	1	2 Effect under-estimated	
	Angel Road		Sensitivity	Low			++	2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
0	Ketts Hill		Sensitivity	Low		4	25		
	INCEST THE		Magnitude of Change	Medium			2 See proof of evidence	2 Should be high	
			Residual effect	Minor-Adverse			2 See proof of evidence	2 Change under-estimated	
		1	Incording Cities	Printiple-Adverse			2 See proof of evidence	2 Effect under-estimated	

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*			Impact on si			
Medium range / Streets, spaces,				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campa
nedum range / streets, spaces, neldental		district the second							The state of the s
		St Andrews &							
2	Junc Elm Hill / Princes Street	Blackfriars Half	Sensitivity	High					
	The same of the sa	DIGGRITIES TIES	Magnitude of Change	Low				1	
	1		Residual effect	Moderate-Adverse				2 Change under-estimated	
			Nestunia guect					2 Effect under-estimated	
7***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium					
	The same want here to tour of boat pointour	Fye Bridge Street	Deligitialità					2 Should be high	
		group	Magnitude of Change	Low					
		group	Residual effect	Minor-Adverse				2 Change under-estimated	
1000	Quaker Burial Ground							2 Effect under-estimated	
	Quaker Buriar Ground		Sensitivity	Medium				2 Should be high	
	<del></del>		Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
g .	huma Calumat Stand & Calumata			ř			1		
0	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	
	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 (1)	2 See proof of evidence	2 Effect under-estimated	
		1 Gulidhail Hill							
8	Upper Close	Anglican Cathedral	Sensitivity	High			1	1	
		Upper Close (northern						1-1	
		group)	Magnitude of Change	Very Low			7 See areast of outdoor	3 Channe under	
		1	Residual effect	Minor-Adverse			2 See proof of evidence 2 See proof of evidence	2 Change under-estimated 2 Effect under-estimated	
	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High			4 Jee proof of evidence	Errect under-estimated	
			Magnitude of Change	Low	+		1	1	
1			Residual effect	Moderate-Adverse			2 See proof of evidence	2 Change under-estimated	
	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity				2 See proof of evidence	2 Effect under-estimated	
	Jane Weister Street / Emirrip	Fye Bridge Street	Sensitivity	High			1	1	
				Medium					
	+	group	Magnitude of Change				2 See proof of evidence	1	
		Wensum Street group	Garden Lagran	Major-Adverse					
					VIII.		1	1	
	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium				2 Should be high	
				Medium					
		47-49 St Martin's Lane	Magnitude of Change	Mediali				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
		St George's Street							
IF.	Junc Calvert Street / St Georges Street	group	Sensitivity	High				1	
			Magnitude of Change	Medium				2 Change trades astimated	
			Residual effect	Major-Neutral				2 Change under-estimated 2 Effect under-estimated	
	Rosemary Lane	St Mary's Church	Sensitivity	High				2 Eriect under-estimated	1 1 1 1 1 1 1
		Pykerell's House	Magnitude of Change	Low			1	1	
		69-89 Duke Street	Residual effect	Moderate-Adverse	+		2 See proof of evidence	2 Change under-estimated	
T	City Hall balcony	City Hall	Sensitivity				1	2 Effect under-estimated	
	and the second	City Han	Magnitude of Change	High			1	1	
			Residual effect	Low			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Neutral			2 See proof of evidence	2 Effect under-estimated	
	Brandle and all all all all all all all all all al	St Andrews &							
	Peter Hungate Church gardens	Blackfriars Hail	Sensitivity	High				1	
			Magnitude of Change	Very low				2 Change under-estimated	
			Residual effect	Minor-Adverse			The state of the s	2 Effect under-estimated	
	Fye Bridge		Sensitivity	High			1	1	
		Fye Bridge Street		low					
		group	Magnitude of Change	100			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			i i	2 Effect under-estimated	
3	Junc Gentlemans Walk / Davey Place		Sensitivity	High				1	
			Magnitude of Change	Very Low				2 Change under estimated	
			Residual effect	Minor-Adverse				2 Change under-estimated 2 Effect under-estimated	
9	OS St James Church, Barrack Street		Sensitivity	Low-Medium					
			Magnitude of Change	Medium				2 Should be high	
			Residual effect	Moderate-Beneficial				2 Change under-estimated	
5	Junc Muspole Street / Colegate		Sensitivity	Medium				2 Effect under-estimated	
			Magnitude of Change					2 Should be high	
			Residual effect	Medium				2 Change under-estimated	
0	Bakers Road		CO-COLORIDA COLORIDA	Moderate-Neutral				2 Effect under-est mated	
	Danci 3 NOBU		Sensitivity	Medium				2 Should be high	
		-	Magnitude of Change	Low				2 Change under-estimated	
	Curana Shara		Residual effect	Minor-Neutral				2 Effect under-estimated	
	Sussex Street		Sensitivity	Medium				2 Should be high	
			Magnitude of Change	Low				2 Change under-estimated	
			Residual effect	Minor-Neutral				2 Effect under-estimated	
8	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	
							+	Why is this NA? should be major	<del></del>
			Residual effect	NA			1		
			nesiquai errect			1 1 1	1	2 adverse	

fain 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
ose range / Immediate environs									
		St Augustine's Street							
5	Junc St Augustines St / Sussex Street	group	Sensitivity	Medium			2 See proof of evidence	2 Should be high	
			Magnitude of Change	High			1	1	
			Residual effect	Major-Adverse			1	1	
2	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High			1	1	
		2-12 Gildencroft	Magnitude of Change	High			1	1	
			Residual effect	Major-Neutral			2 See proof of evidence	2 Effect under-estimated	
5	Junc Cowgate / Bull Close		Sensitivity	Low			2 See proof of evidence	2 Should be high	
			Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			2 See proof of evidence	2 Effect under-estimated	E1 (-11 E-11 E-11 E-11 E-11 E-11 E-11 E-
1	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium			2 See proof of evidence	2 Should be high	
			Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Neutral			2 See proof of evidence	2 Effect under-estimated	
		City Wall (Magpie						+-	
	Magpie Road	Road)	Sensitivity	Medium-High			1	1	
			Magnitude of Change	High			1	1	
			Residual effect	Major-Neutral			2 See proof of evidence	2 Effect under-estimated	
	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low	++			2 Should be high	
		1	Magnitude of Change	High	11			1	
			Residual effect	Moderate-Beneficial				2 Effect under-estimated	
_				***************************************					
	St Augustine's Church porch	St Augustine's Church	Sensitivity	High			1	1	
		2-12 Gildencroft	Magnitude of Change	High			1	1	
			Residual effect	Major-Neutral			2 See proof of evidence	2 Effect under-estimated	
		Nos. 75, 105, 107		1. //.					
A.	107 Magdalen Street	Magdalen Street	Sensitivity	Medium			2 See proof of evidence	1	
			Magnitude of Change	High			1	1	
			Residual effect	Major-Beneficial			2 See proof of evidence	2 Effect under-estimated	
		42-48 Magdalen							
	39 Magdalen Street	Street	Sensitivity	Medium	1 1		2 See proof of evidence	2 Should be high	
			Magnitude of Change	Medium			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Beneficial			2 See proof of evidence	2 Effect under-estimated	100
1	59 Magdalen Street	Magdalen Street	Sensitivity	Low				2 Should be high	
			Magnitude of Change	High				1	
			Residual effect	Moderate-Beneficial				2 Effect under-estimated	
	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium	"		1-1	2 Should be high	
	,,	1	Magnitude of Change	Low				2 Change under-estimated	
			Residual effect	Minor-Beneficial				2 Effect under-estimated	
8	Junc Edward Street / Magpie Road		Sensitivity	Low			2 See proof of evidence	2 Should be high	
	The state of the s		Magnitude of Change	High			1	1	
		_	Residual effect	Moderate-Beneficial			2 See proof of evidence	2 Effect under-estimated	

<sup>\*</sup> Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number is 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	His	toric England	Sav	e Britain's Heritage	Norwi	ch Society	Nor	wich Cycling Campaign	Prospect of resolution
	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
ratement of Common Ground section eadings:											
The Site and Surroundings	1										
Constraints	1										
Relevant planning history	1										
Description of the Proposal	1										
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			
prwich City Council: Planning matters (as ferred to in the Committee Report)											
ain issue 1: Principle of development											
Most important development plan	1										
policies for the consideration of this matter:  • JCS11: Norwich City Centre											
Most relevant sections of the NPPFfor the consideration of this matter:  Chapter 2. Achieving sustainable development  Chapter 11 Making efficient use of land	2						1	It would seem that the majorit of the development will be buit to current building standards: we suggest that the majority should be built to passivhaus on near-passivhaus to minimise climate change emissions	it		
ICS 11: Anglia Square is identified as al Area of Change' within the Northern City Centre.	1										
Local development plan policies have dentified Anglia Square as a site for comprehensive redevelopment since 2004.	1										
Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion	1						1	We assume that 'of this kind' i paragraph 1402 referred to th definition in paragraph 139			

	1	regarding the principle of development.		1		rather than anything proposed by the developer		f I	
īV	lain is	ssue 2: Development Viability				of the descripter	_		
1:		The following submitted evidence							
	- 1	documents provide an appropriate and							
	1	obust basis for assessing development							
		viability of the proposed scheme:						1	
1 12	2	<ul> <li>CD7.87: Anglia Square Viability</li> </ul>	1		2	We believe that this should be			
		Report update (including				subject to an independent			
		Appendices 1-14)				review as we suspect that many			
						of the claims are, to say the least, dubious			
1	3	CD CD9.4: DVS Review of	1			least, dubious			
		Development Viability	.						
		Assessment (dated 9							
		November 2018)		1					
14		Paragraph 8a) of the NPPF requires the	1						
	1	planning system to ensure that							
		sufficient land of the right types is		1					
		available in the right places and at the							
1 2		right time to support growth.					_		
1		Development viability is a material planning consideration.	1		3	The relevance of development			
	1	planning consideration.				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		1	
						obligations imposed by the			
14		Development viability is a material				local authority			
1		planning consideration when	•		2	Deliverability of a			
		considering whether a	1	1		particular development is			
		development/site is deliverable.				not a material planning			
	- 1	er cropinion d'accident de la denverable.				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.			
1		Norwich City Council have an adopted	1						
		Exceptional Circumstances Policy in							
		place that allows a claimant to seek							
	- 1	relief from Community Infrastructure							
	- 1	Levy (CIL) when payment would have						1	
		an unacceptable impact on the						[	
		economic viability of development							

î	which would have wide community and	17 A Y	70	ř.	ř.	i i	, i		· · · · · · · · · · · · · · · · · · ·
	regeneration benefits								
	Norwich City Council have successfully bid for £15million of Housing	1							
	Infrastructure grant funding in relation								
	to the proposed development.								
19	The availability of public subsidy and	1							
	relief are material considerations when								
	assessing whether a development is								
20	deliverable								
20	The following submitted evidence documents provide a proportionate	<u> </u>							
	and robust basis for assessing								
	reasonable alternatives' studied by								
	the applicant:								
21	ES Chapter 4 Proposed	1							
	development and Alternatives								
	(CD4.86 ES Vol 2 (d))								
22	SELSI . A.D. I								
22	<ul> <li>SEI Chapter 4 Proposed development and Alternatives</li> </ul>	1			2	We do not believe that alternatives been properly			
	(CD7.81SEI(d))					considered			
	(657.6132.(4))								
23	Paragraph 142 – 168 of the Committee	1			2	Again, we do not believe that			
	Report presents an accurate					these have been properly			
	assessment and reasoned position					considered and independently			
	regarding development viability of the					assessed			
24	submitted and alternative schemes. \$106 Obligation Schedule 3 meets the	4					_		
	requirements of paragraph 55 of the								
	NPPF and secures further viability								
	reviews over the lifetime of the project.								
	issue 3: Impact of								
	evelopment on European Designated								
Sites 25	ha								
25	Most important development plan policies for the consideration of this	1							
	matter:								
	JCS1: Addressing climate change								
1	and protecting environmental							ì	
4	assets.								
	DM6: Protecting and enhancing								
	natural resources								
26	Most relevant sections of the NPPFfor								
	the consideration of this matter:	i I							
	Chapter 2. Achieving sustainable								
	development								
	Chapter 15 Conserving and								
	enhancing the natural								
	environment								

4-7	Who following automisted and and a sec-	î î	Î.	ii	ri ii	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> <li>ES Chapter 12 Ecology (March 2018) (CD4.86 ES VOL 2 (I))</li> </ul>	1							
29	• ES 12.1 Ecology AA (CD4.86ES VOL 3 (r))	1							
30	Chapter 12 Ecology (September 2018)( CD7.81 SEI (I) SEI)	1							
31	Ecology Note of Clarification (CD8.2)	1							
32	Paragraph 169 - 181 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the impact of the development.	1					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	\$106 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							
Mai	n issue 4: Principle of Housing								
34	Most important development plan policies for the consideration of this matter:  • JC54: Housing Delivery (although this is now out of date in the context of NPPF para 14)  • JCS11: Norwich City Centre  • DM12: Ensuring well-planned housing development	1							
35	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 5. Delivering a sufficient supply of homes Chapter 11. Making efficient use of land								
36	The following document provides an up	1							

	to date and robust assessment of housing supply in Greater Norwich, including Norwich:  • Joint Core Strategy for Broadland, Norwich and South						
	Norfolk: Annual Monitoring Report 2017-2018 (CD2.1X)						
	Housing land supply (for the year 2017- 2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at:  Greater Norwich: 6.54 years Norwich City: 6.82 years	1					
	Housing land supply (for the year 2017- 2018) for the Norwich Policy Area, measured against ICS4 housing targets stands at:  • 3.94 years <sup>1</sup>						
	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and tenure:  • Central Norfolk Strategic Housing Market Assessment (ORS June 2017)(CD2.21)	13					
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)						
	The proposed development is capable of meeting 22% of Norwich's predicted need or 1 and 2+ bedroom flats						
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		

1	Market Street		T 65	W 92	112			
	the housing mix required in Norwich is					including more houses	1	1 1
	for 57% of affordable housing provision						1	
	to be in the form of 1 and 2-bed flats,							
	and the remaining 43% to be houses.							1
44	The proposed affordable homes	1			2	This is a long way from meeting		
	comprising a minimum of 109 x 1				Ĩ.	the aspirations of the planning		
	bedroom flats and 9 x 3 bedroom					guidance for the site		
	houses will assist in meeting identified							
	affordable housing need in Norwich							
45	Based on evidence set out in the	1						
1	Central Norfolk Strategic Housing			1 1				
	Market Assessment (ORS June 2017)							
	the predominant need in Norwich is for					1		
	affordable rented products (84% of							1
			I II					1
	total affordable provision). The need							
	for low cost home ownership products is 16%.							
1 40								
46	The proposed affordable tenure mix	1			3	The proposed social rent		
	ncluding 85% for social rent will assist				1	proportion is only valid if		1
	n providing homes for those most in				l l	there are social housing		
	affordable housing need in Norwich							
					1	providers willing to		
		1 1				operate them. No		
			1			evidence has been		1
						provided to satisfy the		
					-	requirements of the		
						affordable housing SPD in		
						this regard.		
47	NPPF paragraph 64 – In the context of	1				ins regard.		
	46 above the inclusion of at least 10%				1			
	of the proposed homes to be available							
	for affordable home ownership as part							
	of the overall affordable housing				1			
	contribution from the Site would							
	significantly prejudice the Council's							
	ability to meet identified affordable							
	housing need in Norwich.	1 1						
48	In accordance with DM2, all residential	1						
100	units will meet or exceed national	-						
	standard for internal space from		1) 1					
	"Technical housing standards -					1		
	nationally described space standard".							
49								
13	In accordance with DM12, a minimum		H I					
	of 10% of residential units will meet the		1 1					
	requirements of Building Regulations							
	M4 (2) for accessible and adaptable							
	dwellings, which replaces the Lifetime		T I					
	Homes standard.							
50	The proposed quantum of development	1						
	(1209-1250 dwellings) will assist in							
<u> </u>	boosting Norwich's supply of housing.							
51	The development proposal includes an	1			3	The affordable dwellings		
	absolute commitment to on-site					are within later phases,		
						Mr. wirimi larei bilases,		

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.	
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.		-		
Recommended planning condition no. 43 and \$106 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			
Main Issue 5: Proposed Retall and Other Town Centre Uses				
54 Most important development plan policies for the consideration of this matter:  • JCS11: Norwich City Centre  • JCS 19: The hierarchy of centres  • DM16: Supporting the needs of business  • DM17 Supporting small business  • DM18: Promoting and supporting centres  • DM20: Protecting and supporting city centreshopping				
<ul> <li>Most relevant sections of the NPPFfor the consideration of this matter:         <ul> <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> </li> </ul>		9		
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 CS19: The hierarchy of centres.				
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				

G.	I-	400 0000								
1	centre's position in the hierarchy as set	t			Ī		1	1		1
1	out in JCS policy 19 and does not	1 1								
	exceed the indicative thresholds set out	t								
	in DM Plan Appendix 4									
58	DM Plan Appendix 4 sets no threshold									
1	for the scale of main town centre uses									
-	within defined Large District Centres.									
59	The application proposes the	1								
	demolition of 10, 282 sqm GIA of									
	floorspace falling within the A1/A3 Use Class <sup>2</sup>									
60	The proposed total quantum of	1			+					
	floorspace for flexible commercial use									
	(A1/A2/A3/A4/B1/D1/sui generis) is									
	11,000sqm GEA (9850sqm GIA)				-					
61	Paragraph 224 - 257 of the Committee	1								
	Report, presents an accurate									
	assessment and reasoned conclusion								1	
	regarding the proposal and impact of									
	the development.									
62	Recommended planning conditions no.									
1	11, 12, 16, 17,18, 19, 61, 62, 63, 64 and	4 1								
	65 and S106 Obligation Schedule 4, 5									
	and 8 meet the requirements of									
1	paragraph 55 of the NPPF and ensure	1 1								
	the development supports the vitality									
	and viability of the Large District Centre	9								
	and mitigate impact on the City	1 1								
	Centre's defined primary and	1 1								
63	secondary retail areas With the imposition of the				-					
03	aforementioned planning conditions,	*								
	no 'significant adverse impact' under									
	the terms set out in paragraphs 89 and			1						
	90 of the NPPF will occur.									
Main	issue 6: Socio- economic considerations	s		_	-					
64	Most important development plan	1		1					-	
	policies for the consideration of this									
	matter:									
	JCS 5 The economy JCS 4	1 1								
	Housing delivery									
	JCS 7 Supporting communities									
65	hand the state of the second				_					
65	Most relevant sections of the NPPFfor	1								
	the consideration of this matter:									
	Chapter 2 Achieving sustainable									
	development									
	Chapter 5 Delivering a sufficient  supply of homos									
	supply of homes									
	<ul> <li>Chapter 6 Building a strong, competitive economy</li> </ul>									
	Chapter 8 Promoting healthy		1							
	and safe communities		li li							
Ĺ	and sale communices					V				

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66	The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:							
67	ES Chapter 11 Anglia Square     Socio- Economics Assessment     (CD4.86 ES VOL 2 (k) and     technical appendix CD4.86 ES     VOL 3 (n))	1						
68	SEI Chapter11 Anglia Square     Socio- Economics Assessment     (CD7.81 SEI (k)	1						
69	Paragraphs 258 – 301 of the Committee Report present an accurate assessment and reasoned conclusion regarding the impact of the development.							
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						
Mair	issue 7: Design and heritage							
71	Most important development plan policies for the consideration of this matter:  • JCS 1: Addressing climate change and protecting environmental assets  • JCS: Promoting good design  • DM3: Delivering high quality design  • DM9 Safeguarding Norwich's heritage	1						
72	Most relevant sections of the NPPFfor the consideration of this matter:  Chapter 2 Achieving sustainable development  Chapter 12 Achieving well-designed places  Chapter 16 Conserving and enhancing the historic environment	1						
73	The entire site is located within the boundary of Norwich City Centre Conservation Area	1						

1 2	E	00 04 PZ	79.1	21			
74	The entire site is located within the Anglia Square character area of the	1		3		Since the construction of the St Augustines Gyratory,	
	Norwich City Centre Conservation Area					the parcel of land on	
						Edward Street has De facto	
						become part of the	
						Northern City Character	
75	All buildings comprising the Anglia	1				Area.	
, ,,,,	Square centre are identified as negative			2		The buildings on Pitt Street	
	buildings in the Norwich City Centre					facing St Crispin's	
	Conservation Area Appraisal					roundabout are locally	
76						listed	
/6	Building for Life 12 (BfL) is an	1		1			
	appropriate and robust tool for assessing the place making qualities of						
	the proposal development.						
77	The assessment of each BfL question						
1	set out in the Committee Report at			2			
	paragraphs 315 - 359 is correct,						
	subject to the comment below :						
	and the somment below.						
	and for Q8, a comment added:						
	"The thrust of q8 is the legibility of the						
	residential external entrances, for						
1	which the rating is Green, whilst the						
	character of the corridors within the		- 1				
	buildings leading to individual flat						
	entrances result in the overall Amber						
	rating."						
	oung.						
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	
				Γ.	1		
					1	remove the current local	
80	BfL Question 3 – Green	1				craft and speciality stores	
81	Bfl. Question 4 – Amber	1		2		Red - The number of	
				[	1	affordable homes is	
						significantly under target;	
						very few 3-bed homes	
82	BfL Question 5 – Amber	1		2			
	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				1	Red - sense of place does not derive from the character of	
						the local area, and will in fact argely destroy it	
83	BfL Question 6 – Green	1		2		Red - this question has	
				l f			
						been considered to only	
						refer to existing buildings	
						within the site, but it	
						should also consider its	

84	BfL Question 7 – Green 1			2	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 Red – again this should consider surrounding streets and spaces, not just those within the site. The scale of the proposed buildings well totally dominate and overshadow the existing		
85	BfL Question 8 – Amber 1			3	surrounding streetscapes  Red – agree with the comments made, which should have scored		
					a red rating		
86	BfL Question 9 – Green 1						
87 88	BfL Question 10 – Green						
89	BfL Question 11 – Green 1 BfL Question 12 - Green 1						
90	Paragraphs 315 – 359 of the Committee 1		 		La		
50	Report present an accurate and reasonable assessment of the proposed development			2	BfL scores should be downgraded for questions 1-8, therefore the summary conclusions are not acceptable		
The '	Tower					-	
1110							
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.			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.			2	A tower is not required to attract people, and has no role in symbolizing regeneration		
93	Public spaces in Norwich are not 2 traditionally, consistently or necessarily marked with tall buildings.	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 3 for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose.	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.			2	This is ludicrous argument: the cathedrals and City Hall already provide adequate waymarkers		

96	Anglia Square is a the only large district 1 centre in the north of the city centre and is therefore the most suitable place in that part of the city centre for a				Agreed it is the only large district centre, but that is justification for a tower		
97	tower to be located.  The proposed location for the tower is 1			147			
37	the most suitable place within the Anglia Square redevelopment area because it faces the largest publicspace within the development at a point			2	Disagree with the concept of a tower, so nowhere in the development is the most suitable		
	opposite the proposed cinema and where St George's Street"hinges".						
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.						
99	The architectural treatment of the tower is distinctive by comparison with towers in other cities and other buildings within the Anglia Square development.			3	t is architecturally undistinguished and differentiation is therefore irrelevant		
100	The tower fails to provide public vantage points, which would have been desirable.	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		
Herit	age Impact				points		
102	The Main Heritage Assets listed in Table 1 1 — Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basisfor 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.						
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				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				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		

1	of the development.	1	i i	Í	Ĭ	Ĭ	I	1	- 9	
105	The proposed development will not				2	Totally strongly disagree with	2			
	lead to substantial harm to any designated heritage asset					this assertion, which contradicts the Council's own report				
106	Development viability and deliverable			$\dashv$	2	Our heritage is irreplaceable and	2		-	
	alternatives are material to the					should not be jeopardized for			Ш	
	consideration of whether harm to the					short-term economic gain				
	significance of designated assets may									
	be justified. (NPPF Paragraph 193)			_						
107	Recommended planning conditions no. 4, 5, 58, 60 meet the requirements of		i I		2	The quoted planning conditions will secure satisfactory scheme	3	We agree that the conditions		
	paragraph 55 of the NPPF, secures				1	design as we object to the		that are in place area appropriate, but disagree that	П	
	satisfactory scheme design and					current design and quantum of		this secures a satisfactory		
	appropriate measures to mitigate the					the proposals		scheme design or is appropriate	l l	
	impact of development.							to mitigate the impact of the development.		
Main	issue 8: Landscaping and openspace							development.		
108	Most important development plan	1								
	policies for the consideration of this									
	matter:  • JCS 1: Addressing climate change									
	and protecting environmental									
	assets									
	JCS: Promoting good design DM2:									
	Amenity									
	<ul> <li>DM3: Delivering high quality design</li> <li>DM8 Planning effectively for open</li> </ul>									
	space and recreation	Н								
				_						
109	Most relevant sections of the NPPF for the consideration of this matter:	1								
	Chapter 2 Achieving sustainable		1							
	development									
	Chapter 8 Promoting healthy and		1)							
	safe communities		1							
	Chapter 12 Achieving well-designed places									
	Chapter 15 Conserving and									
	enhancing the natural environment									
110	The following submitted evidence			$\dashv$					_	
	documents provide an appropriate and									
	robust basis for assessing likely effects									
	of the proposed development:									
111	Landscape Report) CD 4.92	1								
112	Landscape Strategy Addendum	1								
	(CD7.85)									
113	Landscape General Arrangement	1								
	(CD7.83)									
114	Roofplan General Arrangement	1								
	(CD7.84)									
115	Bat Survey Report (CD8.4)	1								

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116	<ul> <li>Arboricultural Impact Assessment and Protection Plan (CD4.82)</li> </ul>							
Re ar pr de	aragraphs 439 - 461 of the Committee eport present an accurate assessment nd reasoned conclusion regarding the roposal and the impact of the evelopment.							
5, ar pa pu sa in	ecommended planning conditions no., 15 and S106 Obligation Schedule 4 and 11 meet the requirements of aragraph 55 of the NPPF, secure ublic and environments benefits and atisfactory measures to mitigate the appact of development.	1						
wain iss	sue 9: Amenity							
po	fost important development plan colicies for the consideration of this natter:  DM2: Amenity  M12: Ensuring well-planned housing development  M13 Communal development and multiple occupation	1				We would also consider DM30 and DM31 to be of particular relevance here, in particular DM31e.		
	lost relevant sections of the NPPF for ne consideration of this matter:  Chapter 11 Making effective use of land  Chapter 12 Achieving well-designed places							
ap as su	he following documents provide an oppropriate and robust basis for seessing the impact on the arroundings and future conditions within the development:							
122	Daylight and Sunlight Report (CD4.84)	1				We disagree with the analysis of the data and conclusions reached within this report.		
123	Daylight and Sunlight Report Addendum (CD7.78)	1			2	This report reaches unreasonable conclusions, particularly given that Dalymond Court was not built when the previously consented icheme received permission.		
Re ar pr de	aragraphs 462 - 481 of the Committee eport present an accurate assessment and reasoned conclusion regarding the roposal and the impact of the evelopment.					enterie received permission.		
Main iss	sue 10: Transport							

70	Tr.	ý - 2	y ny							
125	Most important development plan	1					1		1	1
	policies for the consideration of this									
	matter:									
	<ul> <li>JCS6: Access and transportation</li> </ul>									
	<ul> <li>DM28 Encouraging sustainable travel</li> </ul>									
	<ul> <li>DM29 Managing car parking</li> </ul>									
	demand in the city centre									
	DM31 Car parking and servicing									
	DM32 Encouraging car free and low									
	car housing									
126	Most relevant sections of the NPPF for	1								
	the consideration of this matter:									
	Chapter 9, paras 102 – 111: Promoting									
	sustainable transport; in particular, the									
	proposed development:									
127	complies with planning policies	1								
	(104)									
128	has an appropriate level of parking	1								
	(105, 106)									
129	has had the level of impacts     determined and affectively.	1								
	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)									
130		1		'l						
	pedestrians/cyclists and those with reduced mobility in a safe manner;									
	would provide accessibility to									
	comprehensive bus services and									
	would make provision for									
	Residential and Commercial Travel									
	Plans (110 - 111)					ľ				
171										
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:	1								
132	Design and Access Statement	1						_		
	(CD4.10)	1								
	(62 1120)									
133	Access Plan (CD4.13)	1								
134	ES Chapter 6 Highways, Traffic and	1								
	Transport (CD4.86 ES VOL 2 (f)									
135	a Design and Assess Chatagons	1								
155	Design and Access Statement  Addordum (CD7.10)	1								
	Addendum (CD7.10)									
136	SEI Chapter 6 Transport (CD7.81 SEI	1								
	(f))									
					_					

1		1 1	/911		 1	18	E N	3	
137	<ul> <li>Anglia Square Transport         Assessment (March 2018) (CD4.86         ES VOL 3 (h))     </li> </ul>	1							
138	<ul> <li>Anglia Square – Transport         Assessment Addendum (CD7.81SEI         (r) (September 2018)     </li> </ul>	1							
139	Cycle Provision Schedule (CD7.73)	1		T					
140	<ul> <li>Proposed Parking Schedule (CD7.74)</li> </ul>	1							
	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.								
	Recommended planning conditions no, 6, 7, 8, 9, 10, 15, 25, 26, 27, 28, 49, 50, 51, 52, 53, 54 and 56 and \$106 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							
	issue 11: Air quality								
	Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactory living and working conditions  • DM11 Protecting against environmental hazards	1							
	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 15 Conserving and enhancing the natural environment					3	Chapter 8 is also particularly relevant for this issue.		
	The following documents provide an appropriate and robust basis for assessing the in combination impactof the development on the environment:								
146	ES Chapter 10 Air Quality (CD4.86 VOL 2 (J))	1							
147	Air Quality Assessment (CD4.86 ES VOL (m)	1							
148	SEI Chapter 10 Air quality (CD7.81 SEI (J))	1							

149	- Nevisca All Quality Assessment	1	Ĭ	Î	Ĩ	Ì			1
	(CD7.77)								
	Paragraphs 509 - 525 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.								
	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							
	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							
Other	matters: Noise								
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					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	ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))	1							
157	Noise Assessment (CD4.86 ES VOL3 (i))	1							
158	SEI Chapter 9 Noise (CD7.81 SEI (i))	1							
159	Environmental Noise Assessment Addendum (September 2018) (CD7.81)	1							
160	Paragraphs 526 - 535 of the Committee Report present an accurate assessment								

	and reasoned conclusion regarding the proposal and the impact of the						
161	development.  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					
Othe	r matters: Wind turbulence						
162	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.  • Anglia Square Wind Assessment and desk study (Sept 2018)	1				Đ	
163	Paragraphs 536 - 539 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.						
Othe	r matters: Energy and water						
164	Most important development plan policies for the consideration of this matter:  • JCS3: Energy and water  • DM3: Delivering high quality design	1		2	Add DM4		
165	Most relevant sections of the NPPFfor the consideration of this matter:  Chapter 14 Meeting the challenge of climate change, flooding and coastal change	1					
166	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.						
167	Water Efficiency Statement (March 2018)	1					
168	Energy Statement Report (Rev A) (Sept 2018) (CD7.79)	1			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		

169	Paragraph 540 - 545 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development Recommended planning conditions no.					the Committee report that a site wide renewable strategy would be preferable for a scheme of this scale		
	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.							
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.				2	We can't find this condition within the committee report.		
Oth	er matters: Archaeology							
172	Most important development plan policies for the consideration of this matter:  • DM9 Safeguarding Norwich's heritage	1						
173	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 16 Conserving and enhancing the historic environment							
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							

ï	kad managed and butter and the state	1 1	Î E	14	gr.	W17 /21		e n		
	and reasoned conclusion regarding the proposal and the impact of the									
	development.									
179	Recommended planning condition no.	1			-					
	29 and 30 meet the requirements of									
	paragraph									
	55 of the NPPF, secures appropriate									
	measures to mitigate the impact of									
	development									
	er matters: Flood risk and surface									
11	er drainage									
180	Most important development plan	1								
	policies for the consideration of this matter:									
	JCS1: Addressing climate change	1 1								
	and protecting environmental									
	assets	Н								
	<ul> <li>DM5 Planning effectively for flood</li> </ul>									
1	risk									
181	Most relevant as disconfial NDDrf									
101	Most relevant sections of the NPPFfor the consideration of this matter:									
	Chapter 14. Meeting the challenge	1 1						1	- 1	
	of climate change, flooding and									
	coastal change									
182	The following documents provide an									
	appropriate and robust basis for									
	assessing the impact of the development on the environment:									
183	Flood Risk Assessment Part 1 March	1			-					
	2018 (CD4.87)									
184		1							-	
	(CD4.88)		. I							
185	Flood Risk Assessment Addendum	1			_					
	(CD7.82)	-	/							
	, , , , , , , , , , , , , , , , , , ,									
186	Paragraphs 549 - 553 of the Committee								_	
	Report present an accurate assessment									
	and reasoned conclusion regarding the				11 1				- 1	
	proposal and the impact of the									
187	development.  Recommended planning conditions no.	1			_					
107	36, 37 and 38 meet the requirements of									
	paragraph 55 of the NPPF, secures		1							
	satisfactory scheme design and								- 1	
	appropriate									
4	measures to mitigate the impact of		1							
	development									
Othe	r matters: Contamination						7			
100										
188	Most important development plan policies for the consideration of this	1								
	policies for the consideration of this									

22	Y Y	2 63	10 10					
	matter:  • DM11 Protecting against environmental hazards							
	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 15 Conserving and enhancing the natural environment							
	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:  Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report (CD4.83)	1						
	Paragraphs 554 - 555 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.							
	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						
Othe	r matters: Health Impact							
	Most important development plan policies for the consideration of this matter:  • JCS 7 Supporting communities	1			3	We consider DM22 to be particularly relevant to this Issue.		
	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 8 Promoting healthy and safe communities	1						
195	The following documents provide an appropriate and robust basis for assessing the impact of the development.  Health Impact Assessment Report (CD4.89)	1						
1	Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.							
	Recommended planning conditions 5, 15, 22, 28, 40,41, 42 43, 64, 65 and \$106 Obligation Schedule 2, 11 meet	1						

	the requirements of paragraph 55 of	1 1	i i	1 1	1 1	Tip:	ï	ř
	the NPPF, secure measures to mitigate							
- 10	the impact of development.							
Public	benefits							
198	Paragraph 196 of the NPPF requires	1						
	less than substantial harm to be							
	weighed against the public benefits of a							
199	proposal. NPPG (Paragraph: 020 Reference ID:							
	18a-020-20190723) defines public	-				needs to be weighed nst other forms of harm,		
	benefits as, including anything that					just designated heritage		
	delivers economic, social or				esse	ts.		
	environmental objectives should be							
	weighed against the harm to the significance of designated heritage							
	assets.							
200	In the context of 199 above public	1						
	benefits of the development include:							
201	The proposal will unlock a highly	1						
	sustainable site for development, arresting the dereliction and decline							
	and significant underuse which has							
	persisted for the last two decades.							
202	The proposed quantum ofdevelopment							
	will assist in very significantly increasing Norwich's supply of housing							
203	The proposed quantum ofdevelopment	1						
	will assist in significantly increasing							
	Norwich's supply of affordable housing							
204	The proposed quantum and mix of	1						
	development will support permanent economic growth within the Northern							
	City Centre Regeneration area and the							
	wider city							
205	The proposed development will	1						
	support permanent social benefits							
	through the provision of new homes, new jobs, improved shopping and							
	eisure facilities and the creation of a							
	safer and more accessable public							
boc	spaces and routes							
206	The development will positively assist in addressing deprivation in this part of	1						
	the city							
207	The proposed development will	1						
	positively support the long term vitality							
	and function of the Anglia Square							
208	Magdalen Street Large District Centre. The development makes effective use	1						
	of a brownfield site for homes and							
	other uses.							
209	The proposal focuses significant	1			3 The l	location is highly		

locatio	lopment in a highly sustainable ion limiting the need for travel and ing a genuine choice of transport es			sustainable, but genuine choice of transport modes are not sufficiently offered by this scheme.		
benef of und conse identi the co street people conse views Anglic devek	development will deliver heritage if the strongh the: removal of areas ideveloped wasteland from the dervation area; removal of buildings if the strong wasteled as negative buildings from conservation area; creation of new ests and squares attracting more ele to this part of the city centre ervation area; establishing framed as of St Augustine's Church and the ican cathedral from within the lopment and enhancing Magdalen est through high quality accement buildings.		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%2b3zmi0aR%2fkEnXE2VYTFyJWL6zxX%2fLlxIdUmNemtzJNkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh225F 5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&Fg PIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA% <u>3d</u>

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.

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*				npact on significance	-	
nam manage resets	. reparate in Brook few room risig	round Blanc	Melevani views	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaig
Anglican Cathedral			FA, B, 9, 10, 15, 19, 48, 48, 10	Moderate harm	1	Thousand anguana	1	2 Harm under-estimated	Teoretical Cycling Campaign
St Helen's Church			14 1	Minor harm				2 Harm under-estimated	
Waterloo Park		RHPG II*	20	Minor harm				2 Harm under-estimated	
RC Cathedral		1	7.78, 8, 9	Moderate harm				2 Harm under-estimated	
45 London Street		H .	12, 34	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, 🐸	Minor harm				2 Harm under-estimated	
City Hall		11*	8, 9, 11, 12	Minor harm				2 Harm under-estimated	
St Peter Mancroft Church		ï	8, 9, 11	Negligible harm				2 Harm under-estimated	
The Guildhali		i e	113	Minor harm				2 Harm under-estimated	
1 Guildhail Hill				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		1	22.	Negligible harm				2 Harm under-estimated	
Britons Arms		II*	22, 55	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,	Negligible harm				2 Harm under-estimated	
2-12 Gildencroft		11	32,	Minor harm				2 Harm under-estimated	
City Wall (Magpie Road)		SAM	£7	Minor harm				2 Harm under-estimated	
Upper Close (northern group)	69, 70, 71, Erpingham Gate	Various	311	Negligible harm				2 Harm under-estimated	
Maids Head Hotel		II .	25	Minor harm				2 Harm under-estimated	
St Clements Church		ı	27,	Major harm				1	
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	M, 27,	Major harm				1	
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	LI .	Major harm				1	
St Martin at Oak		I	250	Minor harm				2 Harm under-estimated	
47-49 St Martin's Lane		9		Moderate harm				2 Harm under-estimated	
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	27	Minor harm				2 Harm under-estimated	
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	38	Minor benefit				2 Harm under-estimated	
42-48 Magdalen Street group		Various	A2	Negligible benefit				2 Harm under-estimated	
Magdalen Street (centre and north)	Nos. 75, 105, 107	II	24.51	Major benefit				2 Harm under-estimated	
Doughty's Hospital		li .	44	Negligible harm				2 Harm under-estimated	
43-45 Pitt Street		Local	30.49	Total loss				1	
St Mary's Church		1	61	Negligible harm				2 Harm under-estimated	
Pykerell's House		110	NI NI	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	

lewpoint Ref*	Viewpoint name	Heritage assets affected**	200						
ewpoilit nei	Viewpoint name	Hentage assets affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
tant range / Image of No	rwich		SHIP STORY						
	Motram monument	Anglican Cathedral	Sensitivity	High					
		RC Cathedral	Magnitude of Change	Medium				1	
		Castle	Residual effect	Moderate-Adverse				2 Change under-estimated	
		City Hall	THE STORES CITED	Widderate-Adverse				2 Effect under-estimated	
		St Peter Mancroft							
	Ketts Heights	Anglican Cathedral	Sensitivity	Medium					
		RC Cathedral	Magnitude of Change	Medium				Should be high	
		Castle	Residual effect	Moderate-Neutral				2 Change under-estimated	
		City Hall	Residual Effect	Moderate-Meutral				≥ Effect under-estimated	William V. Michigan
		St Peter Mancroft							
	Castle rampart	45 London Street	Complete to						
		Castle	Sensitivity	High				1	
		St Andrew's Church	Magnitude of Change	Medium				Change under-estimated	
	Junc St Augustines St / Magpie Road	Anglican Cathedral	Residual effect	Major-Adverse		III III III III III III III III III II		1	
	Julie St Augustilles St / Magpie Road	St Augustine's Street group	Sensitivity	Medium				2 Should be high	
		St Augustine's Street group	Magnitude of Change	Medium				2 Change under-estimated	
	Mousehold Avenue		Residual effect	Moderate-Adverse				2 Effect under-estimated	
	Mousenoid Avenue	RC Cathedral	Sensitivity	Low				Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral			91.2	2 Effect under-estimated	
	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium				3 Should be high	
		RC Cathedral	Magnitude of Change	Medium				Change under-estimated	
			Residual effect	Moderate-Adverse	THE COLUMN TWO IS NOT THE OWNER.	0.000		Effect under-estimated	
	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium				Should be high	
			Magnitude of Change	Medium				Z Change under-estimated	
			Residual effect	Moderate-Neutral		0.000		2 Effect under-estimated	
	Waterloo Park	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		Waterloo Park	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				Effect under-estimated	
	Aylsham Road	Anglican Cathedral	Sensitivity	Medium					
			Magnitude of Change	High				Should be high	
			Residual effect	Major-Adverse					
	Norwich Castle battlements	45 London Street	Sensitivity	High					
		Castle	Magnitude of Change	Medium				1	
		St Andrew's Church	Residual effect	Major-Neutral				2 Change under-estimated	
	Cathedral Meadow	Anglican Cathedral	Sensitivity	High				2 Effect under-estimated	
		St Helen's Church	Magnitude of Change	Low-Medium		++		- 3	
			Residual effect	Moderate-Adverse		1		2 Change under-estimated	
	Angel Road		Sensitivity	Low				≥ Effect under-estimated	
			Magnitude of Change	Medium			++	2 Should be high	
			Residual effect	Moderate-Neutral				Change under-estimated	
	Ketts HIII		Sensitivity	Low				2 Effect under-estimated	
			Magnitude of Change	Medium				2 Should be high	
			Residual effect	Minor-Adverse				2 Change under-estimated	
			HANGARI CHERT	HILLOI-MUVELSE				2 Effect under-estimated	

the state of the s	oces, incidental						
	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High		1	
			Magnitude of Change	Low		2 Change under-estimated	
			Residual effect	Moderate-Adverse		Effect under-estimated	<b>+</b>
143	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium			
	The state of the s	Fye Bridge Street group	Magnitude of Change	Law		2 Should be high	
		Fye Bridge Street Brodp	Residual effect			2 Change under-estimated	
404	Our bran Burst al Granned			Minor-Adverse		2 Effect under-estimated	
	Quaker Burial Ground		Sensitivity	Medium		2 Should be high	
			Magnitude of Change	Medium		Change under-estimated	
			Residual effect	Moderate-Neutral		2 Effect under-estimated	
	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medlum-High		2 Should be high	
			Magnitude of Change	Low-Medium		2 Change under-estimated	+
			Residual effect	Moderate-Beneficial			
	Outside Forum	City Hall	Sensitivity			2 Effect under-estimated	
	ouside Fordin			High		1	
		St Peter Mancroft	Magnitude of Change	Low		2 Change under-estimated	
		The Guildhall	Residual effect	Moderate-Adverse		2 Effect under-estimated	2 V
		1 Guildhall Hill					
	Upper Close	Anglican Cathedral	Sensitivity	High		1	1
		Upper Close (northern group)	Magnitude of Change	Very Low		Change under-estimated	++
			Residual effect	Minor-Adverse		2 Effect under-estimated	
	Outside 21 Tombland	Maids Head Hotel	Sensitivity			cirect under-estimated	
		MINING FREED FIOLES		High		1	
			Magnitude of Change	Low		2 Change under-estimated	
			Residual effect	Moderate-Adverse		■ Effect under-estimated	
	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	
	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	 		
		47 49 St Wild tall 5 Caric	Residual effect	Moderate-Adverse		2 Change under-estimated	
						2 Effect under-estimated	
	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	
	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			
	City Hall balcony	City Hall				2 Effect under-estimated	
	City Hall balcony	City Hall	Sensitivity	High		1	
			Magnitude of Change	Low		2 Change under-estimated	
			Residual effect	Moderate-Neutral		2 Effect under-estimated	
	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High		1	<del>                                     </del>
			Magnitude of Change	Very low		2 Change under-estimated	
			Residual effect	Minor-Adverse		2 Effect under-estimated	
	Fye Bridge	St Clements Church	Sensitivity	High		Effect under-estimated	
	rye bridge					1	
		Fye Bridge Street group	Magnitude of Change	Low		2 Change under-estimated	
			Residual effect	Moderate-Adverse		2 Effect under-estimated	
	Junc Gentlemans Walk / Davey Place		Sensitivity	High		1	
			Magnitude of Change	Very Low		2 Change under-estimated	
			Residual effect	Minor-Adverse		Effect under-estimated	
	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	
	Junc Muspole Street / Colegate		Sensitivity	Medium		2 Should be high	
			Magnitude of Change	Medium		2 Change under-estimated	
			Residual effect	Moderate-Neutral		Effect under-estimated	
	Bakers Road		Sensitivity	Medium		2 Should be high	
			Magnitude of Change	low		Change under-estimated	
			Residual effect	Minor-Neutral			-
	Sussex Street		Sensitivity	Medium		2 Effect under-estimated	
	Dussex Street			1		2 Should be high	
			Magnitude of Change	Low		2 Change under-estimated	
			Residual effect	Minor-Neutral		2 Effect under-estimated	
	Great Hospital - The Church St Helen		Sensitivity	NA NA		Why is this NA? should be high	
			Magnitude of Change	NA NA			++
			in agriculture of crimings	- I'''		2 Why is this NA? should be high	-
		1	Residual effect	NA .		Why is this NA? should be major	
					1 1	2 adverse	T I

ose range / Immediate environs					
6	June St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium	≥ Should be high
			Magnitude of Change	High	4 Should be riigh
			Residual effect	Major-Adverse	
2	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High	
		2-12 Gildencroft	Magnitude of Change	High	
			Residual effect	Major-Neutral	2 Effect under-estimated
5	Junc Cowgate / Bull Close		Sensitivity	Low	2 Should be high
			Magnitude of Change	Medium	2 Change under-estimated
			Residual effect	Moderate-Adverse	Z Effect under-estimated
	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium	2 Should be high
			Magnitude of Change	Medium	Z Change under-estimated
			Residual effect	Moderate-Neutral	2 Effect under-estimated
	Magple Road	City Wall (Magpie Road)	Sensitivity	Medium-High	2 creet under-estimated
			Magnitude of Change	High	
			Residual effect	Major-Neutral	2 Effect under-estimated
	June St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low	2 Should be high
			Magnitude of Change	High	a productive riigh
			Residual effect	Moderate-Beneficial	2 Effect under-estimated
	St Augustine's Church porch	St Augustine's Church	Sensitivity	High	etiect under-estimated
		2-12 Gildencroft	Magnitude of Change	High	
			Residual effect	Major-Neutral Major-Neutral	2 Effect under-estimated
	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street	Sensitivity	Medium	a creek uniter-estimateu
			Magnitude of Change	High	
			Residual effect	Major-Beneficial Major-Beneficial	A Effect under-estimated
	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium	2 Should be high
			Magnitude of Change	Medium	Change under-estimated
			Residual effect	Moderate-Beneficial	2 Effect under-estimated
	59 Magdalen Street	Magdalen Street	Sensitivity	Low	Should be high
			Magnitude of Change	High	a Should be riight
			Residual effect	Moderate-Beneficial	2 Effect under-estimated
	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium	2 Should be high
			Magnitude of Change	Low	Change under-estimated
			Residual effect	Minor-Beneficial	2 Effect under-estimated
3	Junc Edward Street / Magple Road		Sensitivity	Low	2 Should be high
			Magnitude of Change	High	a should be riight
			Residual effect	Moderate-Beneficial	2 Effect under-estimated

<sup>\*</sup> Viewpoint numbers in bold red Indicate viewpoints cited in Historic England's Statement of Case, viewpoint number is 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 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.

MPACT ON HERITAGE ASSETS Main Heritage Assets	Properties in group (exc local list)	Hatter and							THE RESERVE OF THE PARTY OF THE
mani mantaga rasets	Properties in group (exc local list)	Listing grade	Relevant views*			Impact o	on significance		
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaig
Anglican Cathedral St Helen's Church		ı	**. 8.9. 1.15, 15 and 16 and 16		2 - Minor harm (resultant from the change to the view of the Angiltan Cathedral in mid- and longer- distant views from Alysham Road (views 14 and 49))				Nowell Cycling Campag
Waterloo Park		I	16, 60	Minor harm	2 - No harm				
Waterico Park RC Cathedral		RHPG II*	A.F.	Minor harm	2 - No harm				++
			1. 74, 8, 9	Moderate harm	2 - No harm				+
45 London Street		II .	12, 54	Moderate harm	2 - No harm				++
Castle		I, SAM	8, 9, 😥 🔛	Minor harm	2 - No harm				
St Andrew's Church		L	12, 54	Minor harm	2 - No harm				
City Hall		II*	8, 9, 11, 55	Minor harm	2 - No harm		-	++	
St Peter Mancroft Church		1	8, 9, 11	Negligible harm	2 - No harm				
The Guildhall		I .	**	Minor harm	2 - No harm				
1 Guildhall Hill		B .	11	Minor harm	2 - No harm			+	
St Andrews and Blackfriars Halls		I, SAM	22, 59	Minor harm	2 - No harm				
St Peter Hungate Church		1	22, 34	Negligible harm	2 - No harm				
Britons Arms		11*	22,	Negligible harm	2 - No harm		+		
2-8 Elm Hill				The state of the s	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			32,	Negligible harm					
2-12 Gildencroft		ir .	32.	Minor harm	1				
City Wall (Magpie Road)		SAM	11	Minor harm	1				
Upper Close (northern group)		Various			2 - No harm				
Maids Head Hotel		II.		Negligible harm Minor harm	2 - No harm				
St Clements Church			13, 27,		1				
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various		Major harm	2 - Minor harm				
Wensum Street group		Various	27, 14	Major harm	2 - Minor harm				
St Martin at Oak	and the second s	various 1		Major harm	2 - Minor harm				
47-49 St Martin's Lane		11	- 1	Minor harm	2 - No harm				
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	10	Moderate harm Minor harm	2 - No harm				
Calvert Street group		Various	38		1				
42-48 Magdalen Street group		Various	30	Minor benefit	2 - Negligible benefit				
Magdalen Street (centre and north)		Various		Negligible benefit	1				
Doughty's Hospital	1405. 73, 103, 107	0	30.00	Major benefit	2 - Minor Benefit			1: 1	
43-45 Pitt Street		1	44	Negligible harm	2 - Minor harm				
St Mary's Church		Local	12.40	Total loss	1				
Pykerell's House		n*		Negligible harm	2 - No harm				
59-89 Duke Street		U*		Negligible harm	Z - No harm				
03-03 Duke Street		H		Negligible harm	2 - No harm				
City Centre Conservation Area		NA	All	Minor-Moderate harm	2 - Minor benefit				

OWNSCAPE AND VISUAL IMPÄCT VALYSIS									
ewpoint Ref*	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Namedal Product	
	С	Trontage moses arrected	TVI-Taking.	Horwich City Council	тте жрупсанс	nistone England	SAVE	Narwich 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.				
tant range / Image of Norwich									
	Motram monument	Anglican Cathedral	Sensitivity	High					
		RC Cathedral	Magnitude of Change	Medium					
		Castle	Residual effect	Moderate-Adverse					
		City Hall							
	W. W. Ass. La	St Peter Mancroft							
	Ketts Heights	Anglican Cathedral	Sensitivity	Medium					
		RC Cathedral	Magnitude of Change	Medium					
		Castle City Hall	Residual effect	Moderate-Neutral		2 1 1 1 1 1			
		St Peter Mancroft			5				
	Castle rampart	45 London Street	Samuelah den						
	Castle (allipa) C	Castle	Sensitivity Magnitude of Change	High Medium					
		St Andrew's Church	Residual effect						
	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Major-Adverse Medium					
	Joine St Augustines St / Magpie Road	St Augustine's Street group	Magnitude of Change	Medium					
		St Augustine's Street group	Residual effect	Moderate-Adverse					
	Mousehold Avenue	RC Cathedral	Sensitivity	Low Low					
	(FIGURE) THE INC.	inc catrieurar	Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium					
		RC Cathedral	Magnitude of Change	Medium		+			
		10000000	Residual effect	Moderate-Adverse					+
	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium					
			Magnitude of Change	Medium					++
			Residual effect	Moderate-Neutral					
	Waterloo Park	Anglican Cathedral	Sensitivity	Medium					
		Waterloo Park	Magnitude of Change	Medium					
			Residual effect	Moderate-Adverse					
	Aylsham Road	Anglican Cathedral	Sensitivity	Medium					4-1
			Magnitude of Change	High					
			Residual effect	Major-Adverse					
	Norwich Castle battlements	45 London Street	Sensitivity	High					
		Castle	Magnitude of Change	Medium					
		St Andrew's Church	Residual effect	Major-Neutral					
	Cathedral Meadow	Anglican Cathedral	Sensitivity	High					
		St Helen's Church	Magnitude of Change	Low-Medium					
			Residual effect	Moderate-Adverse					
	Angel Road		Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
0	Ketts Hill		Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Minor-Adverse					

Aedium range / Streets, spaces, icidental									40.00	
	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	UP-L				de al		Secretary (Company)
	June Carry Frances Screet	St Andrews & Brackfriars Hall	Magnitude of Change	High						
			Residual effect	Low						
7000	Riverside walk next to tourist boat pontoon	St Clements Church		Moderate-Adverse						
	riverside walk flext to tourist odat politoon		Sensitivity	Medium						
		Fye Bridge Street group	Magnitude of Change	Low						
1000	Quaker Burial Ground		Residual effect	Minor-Adverse						
	Quaker Bunai Ground		Sensitivity	Medium						
			Magnitude of Change	Medium						
			Residual effect	Moderate-Neutral	The second	ALC: NO PERSON NAMED IN				
В	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High						
			Magnitude of Change	Low-Medium						
			Residual effect	Moderate-Beneficial					v	T
	Outside Forum	City Hall	Sensitivity	High				-		
		St Peter Mancroft	Magnitude of Change	Low						
		The Gulidhali	Residual effect	Moderate-Adverse						
		1 Guildhall Hill						_		ACTION AND
	Upper Close	Anglican Cathedral	Sensitivity	High						
		Upper Close (northern group)	Magnitude of Change	Very Low						
			Residual effect	Minor-Adverse				_		
	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High				_		
			Magnitude of Change	Low		 				
			Residual effect	Moderate-Adverse					-	
1	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High						
		Fye Bridge Street group	Magnitude of Change	Medium						
		Wensum Street group	Residual effect	Major-Adverse		 				
	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium						
		47-49 St Martin's Lane	Magnitude of Change	Medium						
		TY TO BE MILITARY BOTTO	Residual effect							
	Junc Calvert Street / St Georges Street	St Gangala Standt	Sensitivity	Moderate-Adverse						
	June convertations of dediges street	St George's Street group		High						
			Magnitude of Change	Medium						
	-		Residual effect	Major-Neutral			A Mariana			
	Rosemary Lane	St Mary's Church	Sensitivity	High						
		Pykerell's House	Magnitude of Change	Low						
		69-89 Duke Street	Residual effect	Moderate-Adverse						
	City Hall balcony	City Hali	Sensitivity	High						
			Magnitude of Change	Low					-	
			Residual effect	Moderate-Neutral			No. of the last		100	
)	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High				_		
			Magnitude of Change	Very low				_	+	
			Residual effect	Minor-Adverse	The second secon	100000000000000000000000000000000000000		_		
	Fye Bridge	St Clements Church	Sensitivity	High						
		Fye Bridge Street group	Magnitude of Change	Low		 		_	-	
			Residual effect	Moderate-Adverse						
	Junc Gentlemans Walk / Davey Place		Sensitivity	High						
			Magnitude of Change	Very Low						
			Residual effect	Minor-Adverse						
	OS St James Church, Barrack Street	1	Sensitivity	Low-Medium						
			Magnitude of Change	Medium		 				
			Residual effect	Moderate-Beneficial		 0				
	Junc Muspole Street / Colegate		Sensitivity	Medium						
	Total Maskall Office ) Objective		Magnitude of Change							
				Medium						
	Bakers Road		Residual effect	Moderate-Neutral						
	Denter a rodu		Sensitivity	Medium						
	<del>                                     </del>		Magnitude of Change	Low				100		
	Current Street		Residual effect	Minor-Neutral						
·	Sussex Street		Sensitivity	Medium						
			Magnitude of Change	Low						
			Residual effect	Minor-Neutral						
5	Great Hospital - The Church St Helen		Sensitivity	NA .						
			Magnitude of Change	NA				1		
			Residual effect	NA .				_		
						 		1 1		

se range / immediate environs												
A STATE OF THE PARTY OF THE PAR	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium		-						
	Parie or riogazonica or y dassex del cer	or rugustine a street group	Magnitude of Change	High								
			Residual effect	Major-Adverse					+			
2	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High					-			
		2-12 Gildencroft	Magnitude of Change	High								
			Residual effect	Major-Neutral								
5	Junc Cowgate / Bull Close		Sensitivity	Low					_		_	
			Magnitude of Change	Medium								
			Residual effect	Moderate-Adverse		0.0						
4	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium					_			
			Magnitude of Change	Medium					+			
			Residual effect	Moderate-Neutral						-		
7	Magple Road	City Wall (Magple Road)	Sensitivity	Medium-High							_	
			Magnitude of Change	High								
			Residual effect	Major-Neutral				WITH THE				
	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low								
			Magnitude of Change	High							_	
			Residual effect	Moderate-Beneficial								
	St Augustine's Church porch	St Augustine's Church	Sensitivity	High								
		2-12 Gildencroft	Magnitude of Change	High								
			Residual effect	Major-Neutral								
4	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street		Medium								
			Magnitude of Change	High								
			Residual effect	Major-Beneficial								
‡	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium						- 1		
			Magnitude of Change	Medium								
			Residual effect	Moderate-Beneficial								
1	59 Magdalen Street	Magdalen Street	Sensitivity	Low								
			Magnitude of Change	High								
			Residual effect	Moderate-Beneficial	1000							
	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium								
			Magnitude of Change	Low								
			Residual effect	Minor-Beneficial								
8	Junc Edward Street / Magple Road		Sensitivity	Low								
			Magnitude of Change	High								
			Residual effect	Moderate-Beneficial		1310-130	017					

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

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

### Level of agreement:

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

No	rwich City Council	Th	ne Applicant	His	storic England	Save Britain's Heritage	Norwich Society	Norwich Cycling Campaign		Prospect of resolution
The Tower										
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.					
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.					
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						
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.					
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.					
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.					
97	The proposed location for the tower is the most suitable	1		2	Again, this presupposes the desirability of building a tower, with no consideration					

_	T	-							
	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	·				
Herit	tage Impact								
	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**

Anglia Square including land and buildings to the north and west
Weston Holmes PLC and Columbia Threadneedle Investments
Norwich City Council
Notwich City Council
Historic England
Save Britain's Heritage
Norwich Society
Norwich Cycling Campaign
APP/G2625/V/19/3225505
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.

- Based on business rate records: Sovereign House was taken out of rating November 2000.
   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.
- The eastern part of the main site is bounded by Magdalen Street. Surrounding 10. buildings along this section of Magdalen Street are predominantly 19th 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 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.

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 sgm 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							
Existing floorspace to be demolished	49, 241 sqm. GIA							
Residential								
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	Ratio of 85:15 s	x 1 bed flats and 9	iate tenure = 102 social					
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 120-125							

	Total no of dwellings in phase	No of affordable dwellings in phase (based on maximum no of dwellings in each phase)						
Phase 1: Block A (detail)	323	0						
Phase 2: Blocks C,D,E,F (tower in detail)	474	95						
Phase 3: Block GH	319	0						
Phase 4: Blocks J, B	93	25						
Commercial developmen	t de la							
Flexible use A1/A2/A3/A4/B1/D1/sui generis	(GIA))	9850sqm Gross Internal Area						
Flexible discounted commercial floorspace	1150sqm GEA (within 11,	000 GEA total)						
Hotel	11,350sqm (located in blo	ock F)						
Cinema	3400sqm (located in block	k G/H)						
Other								
Public multi-storey car park (MSCP)	600 spaces (within Block	A)						
Replacement Surrey chapel	Site north of Edward Stree	et						
Public toilets + "Changing Places" facility	Within block A							
Highway works								
Vehicular access	<ul> <li>Main vehicular access to the proposed Multi StoreyCar 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 A147 St Crispin's Road</li> </ul>							

- 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 NewBotolph 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	Public car pa	ark	No. of	No. of spaces				
	Standard Pari	king Bays	546					
	Parent and C	hild Bays	18					
	Disabled bays	3	36	36				
	Total		600					
	Number of EV	/CP	3 (Fast	charging)				
	Motorcycle sp	aces	22					
	Residential p	arking	No. of s	spaces				
	Block A		333					
	Block B		14					
	Block E/F		Max. 290					
	Block G/H		Max. 27	3				
	Total		Max. 910					
Electric vehicle charging In addition each	Block	On cons	struction	Scope to increase (2030)				
residential car park block will have 2 x communal	Α	20		40				
user-paid fast charge points available for all	В	10		11				
residents with access to car park areas.	E/F	30		60				
	G/H	30		60				
No of cycle parking spaces	Commercial (staff) – Up to 240 secure/covered spaces – distributed across the development							
	Public - 92 spaces within public realm areas							
	Residential - 1372 covered/secure spaces – distributed across the development in locations directly adjacent to each residential entrance lobby							
	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.							
Servicing arrangements	Blocks A and D - Designated covered service area accessed from Edward Street and service lay-by on Edward Street							
		- service lay-by						

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

# **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 sustainabledevelopment
- 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	January-March 2018
Site Proposals Consultation	
Regulation 18 Consultation on New,	October-December 2018
Revised and Small Sites	
Greater Norwich Development	Date tbc
Partnership Board meeting	
Norwich City Council – Cabinet	Date tbc
meeting	
Regulation 18 Draft Plan	October – December 2019
Consultation	
Regulation 19 Publication	February-March 2020
Submission of the GNLP to the	June 2020
Secretary of State for the	
Environment	
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)

No	rwich City Council	The Applicant		Historic England		Save Britain's Heritage		No	rwich Society	orwich Cycling	Prospect of resolution	
V		No	Explanatory note	No	Explanatory note	No	No Explanatory note		Explanatory note	Explanatory note	- I Coolation	
Statement of Common Ground section headings: 1 The Site and Surroundings												
	The Site and Surroundings	1				150		_				
	Constraints	1		11110		100						
	Relevant planning history	1			TO THE RESERVE OF THE	919						
	Description of the Proposal	1				3						
	Relevant planning Policy and other material consideration	1										
ma	rwich City Council: Planning Iters (as referred to in the mmittee Report)					11 k						
	in issue 1: Principle of relopment											
6	Most important development plan policies for the consideration of this matter:  • JCS11: Norwich City Centre	1										
•	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										
1	JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.	1										
•	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										
	in Issue 2: Development Viability											
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	007.07. 4	Ya i				A STATE OF THE STA		
12	CD7.87: Anglia Square	1					T	
	Viability Report update							
40	(including Appendices 1-14)							
13	CD CD9.4: DVS Review	1					_	
	of Development Viability						1 1	
	Assessment (dated 9						1 1	
	November 2018)							
14	Paragraph 8a) of the NPPF	1					-	
	requires the planning system to							
	ensure that sufficient land of the							
	right types is available in the right						1 1	
	places and at the right time to						1 1	
	support growth.		1 1					
15	Development viability is a material	1						
	planning consideration,							
16	Development viability is a material	1					$\vdash$	
	planning consideration when							
	considering whether a						1 1	
	development/site is deliverable,							
17	Norwich City Council have an	1						
	adopted Exceptional							
	Circumstances Policy in place that							
	allows a claimant to seek relief							
	from Community Infrastructure							
1	Levy (CiL) when payment would							
	have an unacceptable impact on						1	
	the economic viability of						. 1	
	development which would have							
	wide community and regeneration			1				
	benefits							
18	Norwich City Council have	1						
	successfully bid for £15million of	l' l						
	Housing Infrastructure grant				1			
	funding in relation to the proposed	1 1						1
	development.							
19	The availability of public subsidy	1						
	and relief are material	'						
	considerations when assessing						1	1
							1 1	
	whether a development is deliverable							
20		4						
20	The following submitted evidence documents provide a	1						
	proportionate and robust basis							
	proportionate and robust basis							
	for assessing 'reasonable	l 1						
	alternatives' studied by the							
21	applicant:							
41	ES Chapter 4 Proposed	1						
	development and							
	Alternatives (CD4.86 ES							
00	Vol 2 (d))							
22	SEI Chapter 4 Proposed	1						
	development and							
	Alternatives (CD7.81SEI(d))							
23	Paragraph 142 – 168 of the	1					-	
	Committee Report presents an							

-				_		,			
	accurate assessment and reasoned position regarding								
	development viability of the								
	submitted and alternative								
	schemes.								
24	S106 Obligation Schedule 3	1				-		-	
	meets the requirements of								
1	paragraph 55 of the NPPF and								
	secures further viability reviews								
	over the lifetime of the project.								
Maii	issue 3: Impact of			145	Continue and S			_	
	Development on European	1 :		- 1					
Des	gnated Sites								
25	Most important development plan	1							
	policies for the consideration of		1	-					
1	this matter:			5/1		1			
	JCS1: Addressing climate								
	change and protecting			94					
	environmental assets.			200					
	DM6: Protecting and		1	- 3					
	enhancing natural			. 0					
26	resources Most relevant sections of the	1				-			
20	NPPF for the consideration of this	'		bill					
	matter:								
	Chapter 2. Achieving								
	sustainable development		1						
1	Chapter 15 Conserving and		1	54					
	enhancing the natural					1			
	environment								
27	The following submitted evidence								
	documents provide an appropriate								
	and robust basis for assessing		1	- 01					
	likely in combination effects of the		1	5111					
	proposed development :					L	 		
28	ES Chapter 12 Ecology	1							
	(March 2018) (CD4.86 ES			50					
	VOL 2 (I))		1						
29	ES 12.1 Ecology AA	1	( 1	757					
30	(CD4.86 ES VOL 3 (r))	1	(						
30	Chapter 12 Ecology	7	1	7150					
	(September 2018)( CD7.81 SEI (I) SEI)			100					
31	• Ecology Note of	1	1						
"	Clarification (CD8.2)	11.1		35					
32	Paragraph 169 - 181 of the	1				-			
\ \frac{1}{2}	Committee Report presents an	'		3					
	accurate assessment and		(	100					
	reasoned conclusion regarding the			U.T.					
	impact of the development.			0,0					
33	S106 Obligation Schedule 9	1			Major Santa de State			_	
	meets the requirements of		l I	100					
	paragraph 55 of the NPPF and		1	100					
	secures a proportionate		i II	18					
	contribution towards measures to								
-						-	 	_	

F-				
	mitigate the impact of the			60 (50 ft
	Development on European		04-5	
	protected sites			
Mair	issue 4: Principle of Housing		100	
34	Most important development plan	1	1	
	policies for the consideration of this matter:	ľ		
	JCS4: Housing Delivery (although this is now out of date in the context of NPPF)			
	para 14)			
	JCS11: Norwich City Centre     DM42: Enamine and III			
	DM12: Ensuring well- planned housing development			
35	Most relevant sections of the	1		
	NPPF for the consideration of this matter:			
	Chapter 5. Delivering a			
	sufficient supply of homes			
	Chapter 11, Making efficient use of land			
36	The following document provides an up to date and robust	1		
	assessment of housing supply in Greater Norwich, including Norwich:			
	Joint Core Strategy for Broadland, Norwich and			
	South Norfolk: Annual Monitoring Report 2017- 2018 (CD2.1X)			
37	Housing land supply (for the year	1		
	2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of			
	the NPPF) stands at:			
	Greater Norwich: 6,54 years     Norwich City: 6.82 years			
38	Housing land supply (for the year 2017-2018) for the	1		The Control of the Co
	Norwich Policy Area, measured against JCS4 housing targets			
	stands at:			
	• 3.94 years <sup>1</sup>			
	The following document provides an appropriate and robust	1		
	assessment of housing need in			

1 Report to Norwich City Sustainability Panel 25 September 2019
https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zml0aR%2fkEnXE2VYTFyJWL6zxX%2fLlxldUmNemtzJNkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNih22
5F5QMaQWCiPHwdhUfCZ%2fLUQzqA2uL5jNRG4jdQ%3d%3d&mCTlbCubSFfXsDGW9lXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdiMPoYv%2bAJvYjyA%3d%3d=ctNJFf55vVA%3d
&FqPllEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyQJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55

7				_					
	Norwich in terms of size, type and	1	100						
	tenure:		A STORY						
	Central Norfolk Strategic		1 100						
	Housing Market		100						
	Assessment (ORS June 2017)(CD2.21)	1 1			1			1	
40	Based on evidence set out in the	1		+	-		-		
40	Central Norfolk Strategic Housing	1.1			1				
	Market Assessment (ORS June				l				
	2017) of the predicted need for				l l				
	market and affordable housing		(8)	4	1				
	arising from the city council area		S						
	(15,294 dwellings), over the period		l con		1				
	2015 - 2036, approximately 36%				1				
4	is predicted to be for 1 and 2+		100		1				
	bedroom flats (5511 dwellings)								
41	The proposed development is	1							
	capable of meeting 22% of		100	8	1				
	Norwich's predicted need or 1 and 2+ bedroom flats								
42	Based on evidence set out in the	1		-	-		-		
72	Central Norfolk Strategic Housing	1.	1						
	Market Assessment (ORS June		100						
	2017) there is a local need for			110	1				
	affordable housing in Norwich of		100						
	5,828 dwellings over the period	١.,							
	2015-2036. This equates to a	1							
	need for 38% of new homes over		0						
	the plan period to be affordable			_					
43	Based on evidence set out in the	1	100						
	Central Norfolk Strategic Housing Market Assessment (ORS June			8	1				
	2017) the housing mix required in		(57						
	Norwich is for 57% of affordable		1000						
	housing provision to be in the form								
	of 1 and 2-bed flats, and the				1				
	remaining 43% to be houses.								
44	The proposed affordable homes	1							
	comprising a minimum of 109 x 1				1				
	bedroom flats and 9 x 3 bedroom			-					
	houses will assist in meeting								
	identified affordable housing need in Norwich		100						
45	Based on evidence set out in the	1		-					
	Central Norfolk Strategic Housing								
	Market Assessment (ORS June		100						
	2017) the predominant need in			0					
	Norwich is for affordable rented								
	products (84% of total affordable								
	provision). The need for low cost		109						
46	home ownership products is 16%.	1		-	-				
40	The proposed affordable tenure mix including 85% for social rent	1'							
	will assist in providing homes for								
	those most in affordable housing								
	need in Norwich								
-		1		-	-				

47	NPPF paragraph 64 - In the	1	_	_			
	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.						
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					
	Issue 5: Proposed Retail and						
54		1			+	-	
-	policies for the consideration of						

	this matter:  JCS11: Norwich City Centre  JCS 19: The hierarchy of centres  DM16: Supporting the needs of business  DM17 Supporting small business  DM18: Promoting and supporting centres  DM20: Protecting and supporting city centre shopping					
55	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 2 Achieving sustainable development Chapter 6 Building a strong, competitive economy Chapter 7 Ensuring the vitality of town centres	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.					
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 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	1				
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	1				

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

	D				 		
	Committee Report, presents an accurate assessment and reasoned conclusion regarding the						
	proposal and impact of the development.		10.3				
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	1					
	Large District Centre and mitigate impact on the City Centre's defined primary and secondary retail areas						
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					
	issue 6: Socio- economic						
64	Most important development plan policies for the consideration of this matter:  • JCS 5 The economy JCS 4 Housing delivery	1					
	JCS 7 Supporting communities						
65	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 2 Achieving sustainable development Chapter 5 Delivering a sufficient supply of homes Chapter 6 Building a strong,	1					
	competitive economy • Chapter 8 Promoting healthy and safe communities					1	
66	The following documents provide an appropriate and robust basis for assessing likely in combination effects of the proposed development:						
67	ES Chapter 11 Anglia     Square Socio- Economics     Assessment (CD4.86 ES     VOL 2 (k) and technical     appendix CD4.86 ES VOL 3     (n))	1		-			

68	SEI Chapter11 Anglia     Square Socio- Economics	1			Í		T	
	Assessment (CD7.81 SEI (k)							
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						
Malı	issue 7: Design and heritage							
71	Most important development plan policies for the consideration of this matter:  • JCS 1: Addressing climate change and protecting environmental assets  • JCS: Promoting good design  • DM3: Delivering high quality design  • DM9 Safeguarding Norwich's heritage	1	1					
72	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 2 Achieving sustainable development Chapter 12 Achieving well-designed places Chapter 16 Conserving and enhancing the historic environment	1	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					
75	All buildings comprising the Anglia Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal		1					
76	Building for Life 12 (BfL) is an	1	2	We may comment on this				

	appropriate and robust tool for			_	1.1	_						
	appropriate and robust tool for	1 1			and the assessment in the							
	assessing the place making	11			officers' report in evidence		1					
	qualities of the proposal											
	development.	_										
77	The assessment of each BfL		2	2	As above.							
	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	N 1										
	the residential external entrances,			- 11								
	for which the rating is Green,											
	whilst the character of the			- 11								
	corridors within the buildings									. 1		
	leading to individual flat entrances											
	result in the overall Amber rating."											
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	1		_				-		-		
	Committee Report present an											
	accurate and reasonable									- 1		
	assessment of the proposed											
	development	1		- 1								
The	Tower			$\neg$				-		-		
91												
92										-		
93												
94										-		
95												
96										_		
97						_				-		
98										-		
99				_		_		-		_		
100								-		_		
101				1		_		-		_		
Heri	tage Impact			+		_		-		_		
									1			
102						_		-				
103								-		-		
104				-		_		-		-		
		_				_		_				

				-		-	-	 _	
105	The proposed development will not lead to substantial harm to any designated heritage asset		1						
	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.				
	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.								
	issue 8: Landscaping and								
108	Most important development plan policies for the consideration of this matter:  • JCS 1: Addressing climate change and protecting environmental assets  • JCS: Promoting good design DM2: Amenity  • DM3: Delivering high quality design  • DM8 Planning effectively for open space and recreation	1	2		Policies relating to the historic environment may also be relevant.				
	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 2 Achieving sustainable development Chapter 8 Promoting healthy and safe communities Chapter 12 Achieving well-designed places Chapter 15 Conserving and enhancing the natural environment	1	2	2	This subject potentially touches on the conservation of the historic environment.				
	The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:								
111 112	Landscape Report) CD 4.92     Landscape Strategy     Addendum (CD7,85)	1							
113		1							•
114	Roofplan General     Arrangement (CD7.84)	1							

115	Bat Survey Report (CD8.4)	11		property of the second	
116	Arboricultural Impact	ľ			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Assessment and Protection				
	Plan (CD4.82)				
117	Paragraphs 439 - 461 of the	1		a impact of the proposed	
	Committee Report present an accurate assessment and			velopment and the estion of whether or not it	
	reasoned conclusion regarding the			uld be granted planning	
	proposal and the impact of the		per	mission are central	
	development.		ma	tters at this inquiry.	
118	Recommended planning	1	No	comment	
	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				
Main	development. Issue 9: Amenity	-			
IVICIII	issue a. Amenity				
119	Most important development plan	1		50)(0.00)(0.00)	
	policies for the consideration of		11.5		
	this matter:		line by		
	<ul><li>DM2: Amenity</li><li>DM12: Ensuring well-</li></ul>				
	planned housing		1000		
	development			2 C C C C C C C C C C C C C C C C C C C	
	DM13 Communal				
	development and multiple				
400	occupation	ļ.,			
120	Most relevant sections of the NPPF for the consideration of this	1			
	matter:				
	Chapter 11 Making effective			273 A L 27 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L 2 A L	
	use of land		1804 047	- Manual (1983) (1984)	
	<ul> <li>Chapter 12 Achieving well-</li> </ul>				
404	designed places	_			
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> <li>Daylight and Sunlight</li> </ul>	1			
400	Report (CD4.84)				
123	<ul> <li>Daylight and Sunlight Report Addendum (CD7.78)</li> </ul>	1			
124	Paragraphs 462 - 481 of the	1			
	Committee Report present an				
	accurate assessment and		(E-34 L.C)		
	reasoned conclusion regarding the				
	proposal and the impact of the development.		he les		
Main	Issue 10: Transport			A-1	
Maili	issue is. Hallspoit				

				_	02			
125	Most important development plan policies for the consideration of this matter:	1					T	
	JCS6: Access and transportation		3					
	DM28 Encouraging sustainable travel							
	<ul> <li>DM29 Managing car</li> </ul>		8					
	parking demand in the city centre							
	<ul> <li>DM31 Car parking and servicing</li> </ul>							
	<ul> <li>DM32 Encouraging car free and low car housing</li> </ul>		H					
126	Most relevant sections of the NPPF for the consideration of this	1						
	matter: Chapter 9, paras 102 – 111:		214					
	Promoting sustainable transport; in particular, the proposed							
127	development:  • complies with planning	1				1112		
128	policies (104)	1						
	<ul> <li>has an appropriate level of parking (105, 106)</li> </ul>							
129	<ul> <li>has had the level of impacts determined and effectively</li> </ul>	1						
	mitigated to an acceptable degree (108) and that the t							
	residual cumulative impacts on the road network would							
700	not be severe (109)					ļ		
130	<ul> <li>would give priority to pedestrians/cyclists and those with reduced mobility</li> </ul>	1						
	<ul><li>in a safe manner;</li><li>would provide accessibility</li></ul>							
	to comprehensive bus services and							
	<ul> <li>would make provision for Residential and Commercial Travel Plans (110 – 111)</li> </ul>							
131	The following documents provide an appropriate and robust basis	П					7	
	for assessing the cumulative		ľ					
	impact of the development on the transport network and on highway safety:							
132	Design and Access     Statement (CD4.10)	1	W					 P * 7 1 2 3 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
133	<ul> <li>Access Plan (CD4.13)</li> </ul>	1						
134	<ul> <li>ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f)</li> </ul>	1						
135	Design and Access	1						 _

	Statement Addendum		···	-	· p	 	,	
	(CD7.10)							
136	SEI Chapter 6 Transport (CD7.81 SEI (f))	1						
137	Anglia Square Transport     Assessment (March 2018)     (CD4.86 ES VOL 3 (h))	1						
138	<ul> <li>Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018)</li> </ul>	1						***************************************
139	Cycle Provision Schedule (CD7.73)	1						
140	Proposed Parking Schedule (CD7.74)							-
	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 5106 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						
Ma	n issue 11: Air quality							
143	Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactory living and working conditions  • DM11 Protecting against environmental hazards	1						
144	Most relevant sections of the NPPF for the consideration of this matter:  • Chapter 15 Conserving and enhancing the natural environment	1						
	The following documents provide an appropriate and robust basis for assessing the in combination impact of the development on the environment:							
146	ES Chapter 10 Air Quality	1						<del>VIII.</del>

(CD4.86 VOL 2 (J))	1		r <del></del>	Y-1-1	
	nt 1	<del> </del>			
(CD4.86 ES VOL (m)		- 6,00-4			
• SEI Chapter 10 Air qu (CD7.81 SEI (J))	ality 1				
Revised Air Quality     Assessment (CD7,77)	1				
150 Paragraphs 509 - 525 of the Committee Report present a accurate assessment and reasoned conclusion regardi	n 1				
proposal and the impact of the development.	ne	16			
151 The development incorporat measures which will mitigate effects of existing or potentic further deterioration in local quality through: design, distribution of uses and a situaccess and travel plan strate	the Il air e wide gy				
152 Recommended planning conditions no.15, 28 and 42 the requirements of paragra of the NPPF, secures satisfa scheme design and appropri measures to mitigate the improved the secure of the NPPF.	oh 55 ctory ate				
Other matters: Noise	12				
Most important development policies for the consideration this matter:	of ctory				
Most relevant sections of the NPPF for the consideration of matter:  Chapter 15 Conserving enhancing the natural environment	of this g and				
155 The following documents pro an appropriate and robust be for assessing the impact of ti development on the environ	nsis ne	1			
• ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)	1				
Noise Assessment (C ES VOL 3 (i))					
• SEI Chapter 9 Noise (CD7.81 SEI (i))	1				
Environmental Noise     Assessment Addendu	1 m	4			

	(September 2018) (CD7.81)		F			-				-		
160	Paragraphs 526 - 535 of the	1				-		-		_		
	Committee Report present an	1	1									
	accurate assessment and		1 1/		THE RESERVE OF STREET							
	reasoned conclusion regarding the		1	2								
	proposal and the impact of the		1 1/						1			
	development.				The second second							
161	Recommended planning condition	1		5.83				_		+		
	no 41 meets the requirements of	1 1	1						1			
	paragraph 55 of the NPPF,		1									
	secures satisfactory scheme		1							- 4		
	design and appropriate measures to mitigate the impact of		1									
	development.	1 1								- 1		
Othe	r matters: Wind turbulence	-				_						
162	The following documents provide	1		-				-		$\rightarrow$		
	an appropriate and robust basis											
	for assessing the impact of the	1 1									1	
	development on the environment.	1 1	1								l l	
	<ul> <li>Anglia Square Wind</li> </ul>		1	12								
	Assessment and desk study			Щ						- 1		
400	(Sept 2018)											
163	Paragraphs 536 - 539 of the	1			State of the same of the same							
	Committee Report present an	1 1			A CONTRACTOR OF THE PARTY OF							
	accurate assessment and reasoned conclusion regarding the			18	Maria Carlo Company							
	proposal and the impact of the				4 4 4 4							
	development.				THE RESERVE AND A							
Othe	r matters: Energy and water					-		+		+		
404												
164	Most important development plan	1								$\neg$		
	policies for the consideration of this matter:											
	JCS3: Energy and water			90								
	DM3: Delivering high quality				CONTRACTOR AND ASSESSMENT							
	design							1	1	-1		
165	Most relevant sections of the	1			7400	_		+		4		
	NPPF for the consideration of this		100									
	matter:				The second secon							
	<ul> <li>Chapter 14 Meeting the</li> </ul>							1				
	challenge of climate											
	change, flooding and								1			
400	coastal change		1									
166	The following documents provide an appropriate and robust basis			13	THE PARTY OF THE P							
	for assessing the impact of the		li li									
	development on the environment.		l l	Ser.	TENNE DE NOTATION							
167	Water Efficiency Statement	1										
	(March 2018)		l litt									
168	Energy Statement Report	1				-		-		-		
	(Rev A) (Sept 2018)											
	(CD7.79)		A list									
169	Paragraph 540 - 545 of the	1						+		+		
	Committee Report presents an											
		_		_				- 1				

							4	
10	accurate assessment and							
l)	reasoned conclusion regarding		i I			1		
	the proposal and the impact of the development		i I					
170	Recommended planning	1						
	conditions no. 44, 45, 46, 47 meet		1					
	the requirements of paragraph 55		1					
	of the NPPF, ensures satisfactory					11		
	scheme design and appropriate		i I		The second second			
	measures to mitigate the impact of		i I					
	development.	1 1	i					
171	Recommended planning condition	1						
	47 'The residential development		1					
	shall incorporate sustainable		1		11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
	design and construction measures	1 1	1					
1	to achieve the estimated minimum							
	energy and carbon emissions							
1	reductions % specified in section							
	8.00 of the Energy Statement Report – Rev A' - provides	1 1				II		
	flexibility for the development to					11		
	incorporate a range of measures		1					
	and technologies.							
Oth	ner matters: Archaeology			3014				
The second								
172	Most important development plan	1		1	We have not commented			
	policies for the consideration of				on the archaeological			
	this matter:				mplications of the			
	DM9 Safeguarding				proposed development, eaving this to Norfolk	TI.		
	Norwich's heritage				County Council,			
173	Most relevant sections of the	1		1				
	NPPF for the consideration of this							
	matter:					1		
	Chapter 16 Conserving and							
	enhancing the historic							
174	environment The following documents provide	$\vdash$		_				
11.4	an appropriate and robust basis							
	for assessing the impact of the							
	development on the environment:							
175	ES Chapter 8 Archaeology	1					<del></del>	 
	(CD4.86 ES VOL 2 (h))							
176	Archaeology Impact	1						
	Assessment (CD4.86 ES							
	VOL 3 (k)							
177	SEI Chapter Archaeology	1						
45.	(CD7.81 SEI (h)							
178	Paragraphs 546 - 548 of the	1						
	Committee Report present an							
	accurate assessment and					110		
	reasoned conclusion regarding the							
	proposal and the impact of the development.							
179	Recommended planning condition	1						 
	no. 29 and 30 meet the	'						
	no. 25 and 50 meet the							

	requirements of paragraph			_		_			
	55 of the NPPF, secures								
	appropriate measures to mitigate								
041	the impact of development	-							
	face water drainage		100						
	Most important development plan	1	line.					-	
	policies for the consideration of this matter:  • JCS1: Addressing climate								
	change and protecting environmental assets  DM5 Planning effectively for								
404	flood risk				The state of				
181	Most relevant sections of the NPPF for the consideration of this matter:	1							
	Chapter 14. Meeting the challenge of climate change, flooding and coastal change								
182	The following documents provide	-				-		+	
	an appropriate and robust basis for assessing the impact of the								
402	development on the environment:								
183	Flood Risk Assessment     Part 1 March 2018     (CD4.87)	1							
184	Flood Risk Assessment Part 2 (CD4.88)	1		Y I H					
185	Flood Risk Assessment Addendum (CD7.82)	1		31, 1811 ASA		1			 
186	Paragraphs 549 - 553 of the Committee Report present an	1	14						
	accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.								
187	Recommended planning conditions no. 36, 37 and 38 meet	1							
	the requirements of paragraph 55 of the NPPF, secures satisfactory scheme design and appropriate		¥.,	1.00		1			
	measures to mitigate the impact of development								
Oth	ner matters: Contamination							1	
188	Most important development plan policies for the consideration of this matter:	1							
	DM11 Protecting against environmental hazards					è			
189	Most relevant sections of the NPPF for the consideration of this matter:	1							

	Observed CO	_			T		
	Chapter 15 Conserving and enhancing the natural environment						
190	The following documents provide	1					
	an appropriate and robust basis for assessing the impact of the development on the environment:  Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report (CD4.83)	•					
101	Paragraphs 554 - 555 of the	1					
	Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.						
	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					
Oth	ner matters: Health impact			S Mark Roll Block			
193	Most important development plan policies for the consideration of this matter;	1					
	<ul> <li>JCS 7 Supporting communities</li> </ul>						
194	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 8 Promoting healthy and safe communities	1					
195	The following documents provide an appropriate and robust basis for assessing the impact of the development.  Health Impact Assessment Report (CD4.89)	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			SOUTH VERNING	1	T			
	development.								
	lic benefits			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.					
	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 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 accessable 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						_	

208	vitality and function of the Anglia Square Magdalen Street Large District Centre.  The development makes effective use of a brownfield site for homes and other uses.  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

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
	Historic England
Dula & Dartina	Save Britain's Heritage
Rule 6 Parties	Norwich Society
	Norwich Cycling Campaign
PINS reference:	APP/G2625/V/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.

## 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 20001 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>&</sup>lt;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 19th century two and three storey buildings with retail units at ground floor level, as well as a large four storey late 20th 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	1				
Existing floorspace to be demolished	49, 241 sqm. GIA					
Residential						
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	Ratio of 85:15 s	x 1 bed flats and 9	iate tenure = 102 socia			
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 12	20-125				

	Total no of dwellings in phase	No of affordable dwellings in phase (based on maximum no of dwellings in each phase)
Phase 1: Block A (detail)	323	0
Phase 2: Blocks C,D,E,F (tower in detail)	474	95
Phase 3: Block GH	319	0
Phase 4: Blocks J, B	93	25
Commercial developmen	t a said the	The state of the state of
Flexible use A1/A2/A3/A4/B1/D1/sui generis	(GIA))	9850sqm Gross Internal Area
Flexible discounted commercial floorspace	1150sqm GEA (within 11,	000 GEA total)
Hotel	11,350sqm (located in blo	ock F)
Cinema	3400sqm (located in block	k G/H)
Other		
Public multi-storey car park (MSCP)	600 spaces (within Block	A)
Replacement Surrey chapel	Site north of Edward Stre	et
Public toilets + "Changing Places" facility Highway works	Within block A	
Vehicular access	Park (MSCP) – 600 residential spaces Service yard access the existing service the Northeast block Reconfigured junction pedestrian and cycle Widening of the 'Yel surface north of the Edward Street up to	ess to the proposed Multi Storey Car public parking spaces plus 300 s – located in the same location as yard. This will serve the retail units in and residential units in Block A on with New Botolph Street and new e crossing facility llow Pedalway' existing shared application boundary on the Esdelle Street junction.

- 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 parkwithin 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	Public car park		No. of sp	paces			
	Standard Parking Ba	ays	546				
	Parent and Child Ba	ys	18				
	Disabled bays		36				
	Total		600				
	Number of EVCP		3 (Fast c	harging)			
	Motorcycle spaces		22				
	Residential parking		No. of sp	paces			
	Block A		333				
	Block B		14				
	Block E/F		Max. 290				
	Block G/H		Max. 273				
	Total		Max. 910				
Electric vehicle charging In addition each	Block	On consti	ruction	Scope to increase (2030)			
residential car park block will have 2 x communal	A	20		40			
user-paid fast charge points available for all	В	10		11			
residents with access to car park areas.	E/F	30		60			
	G/H	30		60			
No of cycle parking spaces	Commercial (staff) – distributed across th	•		ered spaces –			
	Public - 92 spaces w	vithin public	realm area	s			
	Residential - 1372 c the development in I residential entrance	ocations dir					
	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.						
Servicing arrangements	Blocks A and D - Designated covered service area accessed from Edward Street and service lay-by on Edward Street						
	Blocks E and F – se	rvice lay-by	on Edward	ı			

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

# **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	January-March 2018
Site Proposals Consultation	
Regulation 18 Consultation on New,	October-December 2018
Revised and Small Sites	
Greater Norwich Development	Date tbc
Partnership Board meeting	
Norwich City Council – Cabinet	Date tbc
meeting	
Regulation 18 Draft Plan	October – December 2019
Consultation	
Regulation 19 Publication	February-March 2020
Submission of the GNLP to the	June 2020
Secretary of State for the	
Environment	
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)

No	rwich City Council	The	e Applicant	Hi	storic England	Sa	ve Britain's Heritage	No	orwich Society		orwich Cycling ampaign	Prospect of resolution
City		No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note		Explanatory note	resolution
	tement of Common Ground										Explanatory note	
ec	tion headings;											
	The Site and Surroundings	1				1						
	Constraints	1				1						
	Relevant planning history	1				1						
	Description of the Proposal	1				1		+		_		
	Relevant planning Policy and other material consideration	1				1		T				
nat	wich City Council: Planning iters (as referred to in the nmittee Report)											
/lai	n issue 1: Principle of elopment							T				
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					
	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					
	JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.	1				1						
	Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.	1				1						
0	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					
fair	n issue 2: Development Viability							+		_		
1	The following submitted evidence documents provide an appropriate and robust basis for assessing development viability of the proposed scheme:											

12	CD7.87: Anglia Square	1 1	Î I E II-	2 1	Disagree – missing
	Viability Report update (including Appendices 1-14)				information
13	CD CD9,4: DVS Review	1		2	Disagree – as above
	of Development Viability			١.	Disagree – as above
	Assessment (dated 9				
44	November 2018)				
14	Paragraph 8a) of the NPPF requires the planning system to	1	1	1	
	ensure that sufficient land of the				
	right types is available in the right				
	places and at the right time to support growth.				
15	Development viability is a material	1	4	1	
	planning consideration.			.	
16	Development viability is a material	1	1	1	
	planning consideration when considering whether a			-1	
	development/site is deliverable.				
17	Norwich City Council have an	1	1	1	
	adopted Exceptional Circumstances Policy in place that				
	allows a claimant to seek relief				
1	from Community Infrastructure				
	Levy (CiL) when payment would				
	have an unacceptable impact on the economic viability of				
1	development which would have				
	wide community and regeneration			- 1	
18	benefits Norwich City Council have	1		1	
''	successfully bid for £15million of			.	
	Housing Infrastructure grant				
	funding in relation to the proposed development.				
19	The availability of public subsidy	1	1	1	
	and relief are material				
	considerations when assessing whether a development is				
	deliverable				
20	The following submitted evidence	1			
	documents provide a proportionate and robust basis			Ш	
	for assessing 'reasonable				
	alternatives' studied by the				
21	applicant:  • ES Chapter 4 Proposed	1		2	Disagree. See proof of
- '	development and			•	evidence
	Alternatives (CD4.86 ES				
22	Vol 2 (d))	4			
22	<ul> <li>SEI Chapter 4 Proposed development and</li> </ul>	1		2	Disagree, See proof of evidence
	Alternatives (CD7.81SEI(d))				
23	Paragraph 142 – 168 of the	1		2	Disagree. See proof of
	Committee Report presents an				evidence

				_					
	accurate assessment and reasoned position regarding								
	development viability of the		1						
	submitted and alternative		1						
	schemes.								
24	S106 Obligation Schedule 3 meets	1		-		+	-	-	
	the requirements of paragraph 55								
	of the NPPF and secures further								
	viability reviews over the lifetime of								
	the project.								
	lssue 3: Impact of								
	Development on European								
Des 25	gnated Sites			_					
25	Most important development plan policies for the consideration of	1	1						
	this matter:		1						
	JCS1: Addressing climate								
	change and protecting								
	environmental assets.		1	1					
	DM6: Protecting and								
	enhancing natural								
	resources								
26	Most relevant sections of the	1				T		_	
	NPPF for the consideration of this								
	matter:								
	Chapter 2. Achieving sustainable development								
	Chapter 15 Conserving and								
	enhancing the natural								
	environment								
27	The following submitted evidence					-	-	_	
	documents provide an appropriate								
	and robust basis for assessing								
	likely in combination effects of the					1			
00	proposed development :								
28	ES Chapter 12 Ecology     (Manage 12 Accepted 20	1							
	(March 2018) (CD4.86 ES VOL 2 (I))								
29	• ES 12.1 Ecology AA	1							
	(CD4.86 ES VOL 3 (r))	١.١							
30	Chapter 12 Ecology	1							
	(September 2018)( CD7.81								
	SEI (I) SEI)								
31	Ecology Note of	1			***************************************	1		_	
	Clarification (CD8.2)								
32	Paragraph 169 - 181 of the	1							
	Committee Report presents an								
	accurate assessment and reasoned conclusion regarding the								
	impact of the development,					1			
33	S106 Obligation Schedule 9 meets	1		-		-			
	the requirements of paragraph 55								
	of the NPPF and secures a								
	proportionate contribution towards								
	measures to mitigate the impact of								

ř	Tu 5 1 1 5			_			
	the Development on European protected sites						
Mair	issue 4: Principle of Housing						
34	Most important development plan	1					
04	policies for the consideration of this matter:  • JCS4: Housing Delivery (although this is now out of date in the context of NPPF	•					
	para 14)  • JCS11: Norwich City Centre  • DM12: Ensuring well- planned housing development						
35	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 5. Delivering a sufficient supply of homes Chapter 11. Making efficient use of land	1					
36	The following document provides an up to date and robust assessment of housing supply in Greater Norwich, including Norwich:  • Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual	1					
	Monitoring Report 2017- 2018 (CD2.1X)						
37	Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at:  • Greater Norwich: 6,54 years  • Norwich City: 6.82 years	1					
38	Housing land supply (for the year 2017-2018) for the Norwich Policy Area, measured against JCS4 housing targets stands at:  • 3.94 years¹	1					
39	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and	1					

1 Report to Norwich City Sustainability Panel 25 September 2019
https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zml0aR%2fkEnXE2VYTFyJWL6zxX%2fLlxldUmNemtzJNkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh22
5F5QMaQWCiPhwdhUfcZ%2fLUQzgAzUL5jNRG4jdQ%3d%3d&mCTlbCubSFfXsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdgiMPoYV%2bAJVYIyA%3d%3d=ctNJFf55vVA%3d &FqPIIEJYlotS%2bYGoBi5olA%3d%3d\*NHdURQburHA%3d&d9Qjj0aq1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55

		_	 		 		
	tenure:      Central Norfolk Strategic     Housing Market     Assessment (ORS June 2017)(CD2.21)						
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)						
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	1					
	of the overall affordable housing contribution from the Site would significantly prejudice the						
	Council's ability to meet identified affordable housing need in Norwich.						
48	In accordance with DM2, all residential units will meet or	1					
	exceed national standard for internal space from "Technical						
	housing standards - nationally described space standard".						
49	In accordance with DM12, a minimum of 10% of residential	1					
	units will meet the requirements of Building Regulations M4 (2) for						
	accessible and adaptable dwellings, which replaces the						
	Lifetime Homes standard.						
50	The proposed quantum of development (1209-1250	1					
	dwellings) will assist in boosting Norwich's supply of housing.						
51	The development proposal includes an absolute commitment	1					
	to on-site provision of a minimum of 120 affordable dwellings						
	significantly increasing supply within the locality of the site (NR3						
50	postcode).						
52	Paragraph 182 - 223 of the Committee Report, as updated by	1					
	section 12 of the Council's Statement of Case, presents an						
	accurate assessment and reasoned conclusion regarding the						
	proposal and impact of the development.						
53	Recommended planning condition no. 43 and S106 Obligation	1					
	Schedule 2, 3 and 11 meet the requirements of paragraph 55 of						1
	the NPPF, secure satisfactory housing standards, the provision						
	of affordable housing and						
	appropriate measures to mitigate the impact of development.						1
	issue 5: Proposed Retail and					$\dashv$	
Othe	r Town Centre Uses  Most important development plan	1		_	_	4	
-	policies for the consideration of						

_	this matter.						
	this matter:  JCS11: Norwich City Centre  JCS 19: The hierarchy of centres  DM16: Supporting the needs of business  DM17 Supporting small business  DM18: Promoting and supporting centres						
	DM20: Protecting and supporting city centre shopping						
55	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 2 Achieving sustainable development Chapter 6 Building a strong, competitive economy Chapter 7 Ensuring the vitality of town centres	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.						
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 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	1					
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	1				+	

<sup>&</sup>lt;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	1					-	
	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							
63	retail areas	1						
63	With the imposition of the aforementioned planning conditions, no 'significant adverse impact' under the terms set out in	1						
	paragraphs 89 and 90 of the NPPF will occur.							
	issue 6: Socio- economic							
64	Most important development plan	1					-	
	policies for the consideration of this matter:							
	<ul> <li>JCS 5 The economy JCS 4         Housing delivery         JCS 7 Supporting     </li> </ul>							
0.5	communities							
65	Most relevant sections of the NPPF for the consideration of this matter:	1						
	Chapter 2 Achieving sustainable development							
	<ul> <li>Chapter 5 Delivering a sufficient supply of homes</li> <li>Chapter 6 Building a strong,</li> </ul>							
	competitive economy  Chapter 8 Promoting							
	healthy and safe communities							
66	The following documents provide							
i.	an appropriate and robust basis for assessing likely in combination effects of the proposed development:							
67	ES Chapter 11 Anglia     Square Socio- Economics	1						
	Assessment (CD4.86 ES VOL 2 (k) and technical appendix CD4.86 ES VOL 3							
	(n))		i I	Į.	I I			

68	A SEI Chapter11 Anglia	1	Ť Ť	1	Ш		11 14	· · ·		
00	Square Socio- Economics Assessment (CD7.81 SEI (k)									
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								
Mai	n issue 7: Design and heritage									
71	Most important development plan policies for the consideration of this matter:  • JCS 1: Addressing climate change and protecting environmental assets  • JCS: Promoting good design  • DM3: Delivering high quality design  • DM9 Safeguarding Norwich's heritage	1		1						
72	Most relevant sections of the NPPF for the consideration of this matter:  • Chapter 2 Achieving sustainable development • Chapter 12 Achieving well-designed places • Chapter 16 Conserving and enhancing the historic environment	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						
75	All buildings comprising the Anglia Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal			2		See proof of evidence.				
76	Building for Life 12 (BfL) is an	1			1					

-								
	appropriate and robust tool for							
	assessing the place making							
	qualities of the proposal							
	development,		_					
77	The assessment of each BfL							
	question set out in the							
	Committee Report at paragraphs							
	315 - 359 is correct, subject to the comment below:							
	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						The state of the s	
	corridors within the buildings	l I						
	leading to individual flat entrances	1						
	result in the overall Amber rating."							
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	1						
	assessment of the proposed development							
The	Tower							
91								
92								
93								
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95								
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	age Impact							
102								
103								
104								

405	<b>-</b> 1	_			
105	The proposed development will not lead to substantial harm to any		2	2	See proof of evidence
400	designated heritage asset				
106	Development viability and		1		we agree that NPPF
	deliverable alternatives are				applies
	material to the consideration of				
	whether harm to the significance				
	of designated assets may be				
	justified. (NPPF Paragraph 193)				
107	Recommended planning		2	2	we do not agree that the
	conditions no. 4, 5, 58, 60 meet				conditions provide
	the requirements of paragraph 55				satisfactory mitigation.
III	of the NPPF, secures satisfactory				See proof of evidence.
	scheme design and appropriate				
	measures to mitigate the impact of			- 1	
	development.				
Mair	issue 8: Landscaping and			-	
oper	nspace			4	
108	Most important development plan	1			
	policies for the consideration of this matter:				
	JCS 1: Addressing climate				
1	change and protecting				
	environmental assets				
	JCS: Promoting good			- 1	
	design DM2: Amenity				
	DM3: Delivering high quality				
MY.	design			- 1	
	DM8 Planning effectively for				
400	open space and recreation	_			
109		1			
	NPPF for the consideration of this				
	matter:				
	Chapter 2 Achieving				
	sustainable development				
	Chapter 8 Promoting				
	healthy and safe				
	communities				
	<ul> <li>Chapter 12 Achieving well- designed places</li> </ul>				
	Chapter 15 Conserving and				
	enhancing the natural				
	environment				
110	The following submitted evidence			-	
	documents provide an appropriate				
	and robust basis for assessing				
	likely effects of the proposed				
	development:				
111	Landscape Report) CD 4.92	N .			
112	Landscape Strategy     Addendum (CD7.85)	1			
113	Landscape General	1			
	Arrangement (CD7.83)				
114	Roofplan General	1			
	Arrangement (CD7.84)				

115	Bat Survey Report (CD8.4)	1	Ĭ	ï	i	1		1		
116	Arboricultural Impact	l ' l								1
'''	Assessment and Protection									
	Plan (CD4,82)	1 4								
117	Paragraphs 439 - 461 of the	1								
	Committee Report present an									
	accurate assessment and reasoned conclusion regarding the									
	proposal and the impact of the									
	development.									
118	Recommended planning	1								
	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.									
	Issue 9: Amenity									
119	Most important development plan	1							_	
110	policies for the consideration of	١.١								
	this matter:									
	DM2: Amenity									
	DM12: Ensuring well-									
	planned housing development									
	DM13 Communal									
	development and multiple		1				H			
	occupation									
120	Most relevant sections of the	1								
	NPPF for the consideration of this matter:									
	Chapter 11 Making effective									
	use of land									
	<ul> <li>Chapter 12 Achieving well-</li> </ul>						1 1			
424	designed places	-							_	
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> <li>Daylight and Sunlight Report (CD4.84)</li> </ul>	1								
123	Daylight and Sunlight	1								
	Report Addendum (CD7,78)									
124	Paragraphs 462 - 481 of the	1								
	Committee Report present an accurate assessment and									
	reasoned conclusion regarding the									
	proposal and the impact of the									
	development.									
Main	issue 10: Transport									

405			 					
125	Most important development plan policies for the consideration of this matter:	1						
	<ul> <li>JCS6: Access and transportation</li> </ul>							
	<ul> <li>DM28 Encouraging sustainable travel</li> </ul>							
	DM29 Managing car							
	parking demand in the city centre					- 1		
	DM31 Car parking and servicing							
	DM32 Encouraging car free							
126	and low car housing  Most relevant sections of the	1						
	NPPF for the consideration of this							
	matter: Chapter 9, paras 102 – 111:							
	Promoting sustainable transport; in particular, the proposed							
	development:							
127	<ul> <li>complies with planning policies (104)</li> </ul>	1		,				
128	<ul> <li>has an appropriate level of parking (105, 106)</li> </ul>	1						
129	<ul> <li>has had the level of impacts determined and effectively</li> </ul>	1						
	mitigated to an acceptable degree (108) and that the t							
	residual cumulative impacts							
	on the road network would not be severe (109)							
130	<ul> <li>would give priority to pedestrians/cyclists and</li> </ul>	1						 ***************************************
	those with reduced mobility					П		
	in a safe manner;  would provide accessibility							
	to comprehensive bus services and							
	<ul> <li>would make provision for</li> </ul>							
	Residential and Commercial Travel Plans (110 – 111)							
131	The following documents provide an appropriate and robust basis					T		
	for assessing the cumulative							
	impact of the development on the transport network and on highway safety:							
132	Design and Access     Statement (CD4.10)	1						
133	Access Plan (CD4.13)	1						
134	<ul> <li>ES Chapter 6 Highways, Traffic and Transport</li> </ul>	1		(7,77	 ***************************************	1		
135	(CD4.86 ES VOL 2 (f)				 			
133	Design and Access	1						

17	N	ri ev	7			VI S		1 33	2	
	Statement Addendum (CD7.10)									
136	SEl Chapter 6 Transport (CD7.81 SEI (f))	1								
137	<ul> <li>Anglia Square Transport         Assessment (March 2018)         (CD4.86 ES VOL 3 (h))     </li> </ul>	1								
138	<ul> <li>Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018)</li> </ul>	1								
139	Cycle Provision Schedule (CD7.73)     Proposed Parking Schedule	1								
	(CD7.74)									
	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
	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								
Mai	in issue 11: Air quality									
143	Most important development plan policies for the consideration of this matter:  • DM2 Ensuring satisfactory living and working conditions • DM11 Protecting against environmental hazards	1								
144	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 15 Conserving and enhancing the natural environment	1								
145	The following documents provide an appropriate and robust basis for assessing the in combination impact of the development on the environment:									
146	ES Chapter 10 Air Quality	1		***************************************		1				
***************************************		-		 	4		1			

147 AP Cuality Assessment 1 (CDA-86 ES VOL (III) 1 148 Self Chapter 10 Art quality 1 159 Reparted AP Cuality 1 150 Assessment (CD7.77) 1 150 Paragraphs 50 - 255 of the Committee Report present an reasoned conclusion regarding the proposal and the impact of the development. 151 The self-training of the development of the effects of existing or polarisal further deterioration in local air quality introduction during the effects of existing or polarisal further deterioration in local air quality introduction and the existing or polarisal further deterioration in local air quality introduction during the effects of existing or polarisal further deterioration in local air quality introduction of the effects of existing or polarisal further deterioration in local air quality introduction of the effects of existing or polarisal further deterioration in local air quality introduction of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal further deterioration of the effects of existing or polarisal f	1	(CD4.86 VOL 2 (J))	ř i	f f	ī	11	t .		VI.			
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Idevelopment   Idevelopment plan   1   1   1   1   1   1   1   1   1		scheme design and appropriate										
Dither matters: Noise		development										
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DM11 Protecting against environmental hazards  154 Most relevant sections of the NPPF for the consideration of this matter:								1				
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for assessing the impact of the development on the environment:  156	133											
development on the environment;		for assessing the impact of the		1								
156 • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))  157 • Noise Assessment (CD4.86 1 ES VOL 3 (i))  158 • SEI Chapter 9 Noise 1		development on the environment:							1			
(CD4.86 ES VOL 2 (i))  157	156	ES Chapter 9 Noise	1							-	200	
157 • Noise Assessment (CD4.86   1   ES VOL 3 (i))  158 • SEI Chapter 9 Noise   1		(CD4.86 ES VOL 2 (i))		1					J			
158 • SEI Chapter 9 Noise 1	157	Noise Assessment (CD4.86)	1									
		ES VOL 3 (i))						- 1				
	158	SEI Chapter 9 Noise	1									
		(CD7.81 SEI (i))										
159 • Environmental Noise 1	159		1									
Assessment Addendum		Assessment Addendum										

il i	(September 2018) (CD7.81)	ĵ	Ť.	İ	1 1	i i	î i	i	ř	in in
	Paragraphs 526 - 535 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1								
	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								
Othe	r matters: Wind turbulence									
162	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.  • Anglia Square Wind Assessment and desk study (Sept 2018)	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								
Othe	r matters: Energy and water									
164	Most important development plan policies for the consideration of this matter:  • JCS3: Energy and water  • DM3: Delivering high quality design	1								
165	Most relevant sections of the NPPF for the consideration of this matter:  Chapter 14 Meeting the challenge of climate change, flooding and coastal change	1								
166	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment.									
167	Water Efficiency Statement	1								
168	(March 2018) • Energy Statement Report (Rev A) (Sept 2018) (CD7.79)	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		1									
170		1									
	conditions no. 44, 45, 46, 47 meet									- 1	
	the requirements of paragraph 55	1 1									
	of the NPPF, ensures satisfactory scheme design and appropriate										
	measures to mitigate the impact of										
	development.										
171	Recommended planning condition	4		-		_					
17.1	47 'The residential development	'									
	shall incorporate sustainable										
1	design and construction measures										
	to achieve the estimated minimum										
	energy and carbon emissions	1 1									
	reductions % specified in section										
	8.00 of the Energy Statement										
	Report – Rev A' - provides		1								
	flexibility for the development to		1								
	incorporate a range of measures						1				
	and technologies,		1								
Oth	er matters: Archaeology	$\vdash$		-		-		_		_	
Otti	er matters. Alchaeology										
172	Most important development plan	1		-		1		_		-	
1	policies for the consideration of		1			١.					
	this matter:		1								
	<ul> <li>DM9 Safeguarding</li> </ul>		1								
	Norwich's heritage		1								
173	Most relevant sections of the	1				1				-	
	NPPF for the consideration of this		1								
	matter:		1								
	<ul> <li>Chapter 16 Conserving and</li> </ul>		1								
	enhancing the historic										
	environment										
174	The following documents provide									$\neg$	
	an appropriate and robust basis										
	for assessing the impact of the	1 1									
	development on the environment:				1						
175	<ul> <li>ES Chapter 8 Archaeology</li> </ul>	1								$\neg$	
	(CD4,86 ES VOL 2 (h))										
176	<ul> <li>Archaeology Impact</li> </ul>	1						-			
	Assessment (CD4.86 ES										
	VOL 3 (k)										
177	SEI Chapter Archaeology	1					***************************************	-		$\exists$	 
	(CD7.81 SEI (h)										
178	Paragraphs 546 - 548 of the	1								-	
	Committee Report present an		1								
	accurate assessment and										
	reasoned conclusion regarding the										
	proposal and the impact of the								1		
	development.										
179	Recommended planning condition	1								_	
	no. 29 and 30 meet the										
				_		-					

				_			
	requirements of paragraph 55 of the NPPF, secures						
	appropriate measures to mitigate						
	the impact of development						
Oth	er matters: Flood risk and						
SUL	face water drainage						
180	Most important development plan policies for the consideration of this matter:	1					
	<ul> <li>JCS1: Addressing climate change and protecting environmental assets</li> <li>DM5 Planning effectively for flood risk</li> </ul>						
	Most relevant sections of the NPPF for the consideration of this matter:  • Chapter 14. Meeting the challenge of climate change, flooding and coastal change	1					
182	The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:						
183	Flood Risk Assessment     Part 1 March 2018     (CD4.87)	1					
184	Flood Risk Assessment Part 2 (CD4.88)	1					
185	Flood Risk Assessment Addendum (CD7,82)	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					
Oth	er matters: Contamination						
188	Most important development plan policies for the consideration of this matter:  • DM11 Protecting against environmental hazards	1					
189	Most relevant sections of the NPPF for the consideration of this matter:	1					

197	9	9 9	2	3	3 9	2 %	9	9	B
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	Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.		Most relevant sections of the NPPF for the consideration of this matter:  • Chapter 8 Promoting healthy and safe communities	policies for the consideration of this matter:  JCS 7 Supporting communities	-1113	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			
-	_	_	_	<u> </u>		-	_	-	

	mitigate the impact of development.			
Publ	ic benefits		+	
a dibi	10 001101110			
	Paragraph 196 of the NPPF requires less than substantial harm to be weighed against the public benefits of a proposal.	1	1	
	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	
200	benefits of the development include:	1		
	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 The proposed quantum of development will assist in significantly increasing Norwich's supply of affordable housing	1	2	As above
204		1		As above As above
206 207	The development will positively assist in addressing deprivation in this part of the city The proposed development will positively support the long term vitality and function of the Anglia Square Magdalen Street Large District Centre.	1		As above As above

1000	1		r rat v		
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

#### Level of agreement:

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

No	rwich City Council	Th	e Applicant	Historic England	Sa	ve Britain's Heritage	Norwich Society	orwich Cycling	Prospect of resolution
The	Tower	V			16			anpaign	resolution
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	See proof of evidence			
92	A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it.	1			2	See proof of evidence			
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				
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				
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	See proof of evidence			
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	See proof of evidence			
97	The proposed location for the tower is the most suitable place within the Anglia	1							

	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 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			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.					
Herit	age Impact							un mante en
	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							
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*			Impact on significance	
				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
Anglican Cathedral		l	74, 8, 9, 14, 15, 20, 48, 49, 58, 50	Moderate harm			
St Helen's Church			58, 60	Minor harm			
Waterloo Park		RHPG II*	48	Minor harm			
RC Cathedral		I	7, 7A, 8, 9	Moderate harm			
45 London Street		II	12,5	Moderate harm			
Castle		I, SAM	8,9,32,54	Minor harm			
St Andrew's Church		1	12, 😼	Minor harm			
City Hall		((*	8, 9, 11, 11	Minor harm			
St Peter Mancroft Church		I .	8,9,11	Negligible harm			
The Guildhall		1	II	Minor harm			
1 Guildhall Hill		11	1.1	Minor harm			
St Andrews and Blackfriars Halls		I, SAM	22, 55	Minor harm			
St Peter Hungate Church		1	22,14	Negligible harm			
Britons Arms		H*	22, 😘	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		1	32, 33	Negligible harm			
2-12 Gildencroft		11	32, #3	Minor harm			
City Wall (Magpie 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		l	25, 27, 56	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		l .	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	11	34, 43	Major benefit			
Doughty's Hospital		11	44	Negligible harm	<del>     </del>		
43-45 Pitt Street		Local	30. AL	Total loss	1		
St Mary's Church			52	Negligible harm			
Pykerell's House		<u>  </u> +	51	Negligible harm			
69-89 Duke Street		ii	52	Negligible harm			
City Centre Conservation Area		NA NA	All	Minor-Moderate harm			
,			FMI	INTERIOR PROGRAMMENT CONTRACTOR			

				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
OWNSCAPE AND VISUAL IMPAC	T ANALYSIS						
iewpoint Ref*	Vlewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaig
stant range / Image of Norwich							
	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					
	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			and product of conduction		
		St Peter Mancroft					
	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		
	Junc St Augustines St / Magpie 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	See proof of evidence		
	Mousehold Avenue	RC Cathedral	Sensitivity	Low	2 See proof of evidence		
		THE COLLICORD	Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Moderate-Neutral	See proof of evidence		
1	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium	2 See proof of evidence		
	Woodenote Precinc pariorante	RC Cathedral	Magnitude of Change	Medium	2 See proof of evidence		
		ne cathedral	Residual effect	Moderate-Adverse			
	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium	See proof of evidence		
	Ayishani Koad oddide no 22	Angican cathedra	Magnitude of Change	Medium			
	Waterloo Park	A-di C-th-di	Residual effect	Moderate-Neutral			
	Waterioo Park	Anglican Cathedral	Sensitivity	Medium			
		Waterloo Park	Magnitude of Change	Medium			
	Address Boot		Residual effect	Moderate-Adverse			
<u> </u>	Aylsham Road	Anglican Cathedral	Sensitivity	Medium	2 See proof of evidence		
			Magnitude of Change	High	1		
	Name to the second of the seco		Residual effect	Major-Adverse	1		
	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		
	Cathedral Meadow	Anglican Cathedral	Sensitivity	High	1		
		St Helen's Church	Magnitude of Change	Low-Medium	2		
			Residual effect	Moderate-Adverse	1		
	Angel Road		Sensitivity	Low			
			Magnitude of Change	Medium			
	W 199		Residual effect	Moderate-Neutral			
)	Ketts Hill		Sensitivity	Low	2 See proof of evidence		
			Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Minor-Adverse	See proof of evidence		

				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
fedium range / Streets, spaces, incl	dental						
22	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High			
			Magnitude of Change	Low			
			Residual effect	Moderate-Adverse			In the last of the
7***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium			
		Fye Bridge Street group	Magnitude of Change	Low			
			Residual effect	Minor-Adverse			
1***	Quaker Burial Ground		Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
8	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High			
			Magnitude of Change	Low-Medium			
			Residual effect	Moderate-Beneficial			10 -11 -11
1	Outside Forum	City Hall	Sensitivity	High	1		
	Parallel 1 of all	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	Nesional cirect	INIOGETALE PLATETSE	2 See proof of evidence		
	11. 01		Ctal-da-	I ST-L		<del></del>	
B	Upper Close	Anglican Cathedral	Sensitivity	High Very Low	2 See proof of evidence	<del>                                     </del>	
		Upper Close (northern group)	Magnitude of Change			+	
			Residual effect	Minor-Adverse	2 See proof of evidence		
3	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		THE RESERVE ASSESSMENT AND
15	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	TO DEAL SEPTEMBER	THE REPORT OF THE RESIDENCE OF THE PARTY OF
7%	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			
37	Junc Calvert Street / St Georges Street	St George's Street group	Sensitivity	High			
			Magnitude of Change	Medium			
			Residual effect	Major-Neutral			
51	Rosemary Lane	St Mary's Church	Sensitivity	High	1		
	Troubling month	Pykerell's House	Magnitude of Change	Low	2 See proof of evidence		
		69-89 Duke Street	Residual effect	Moderate-Adverse	1		
	City Hall balcony	City Hall	Sensitivity	High	1 1		
	City Hull bolcory	wity fruit	Magnitude of Change	Low	2 See proof of evidence		
		<del></del>	Residual effect	Moderate-Neutral	2 See proof of evidence		
-	Data Humanta Church anadana	St Andrews & Blackfriars Hall	Sensitivity	High	2 Dec proof of criderice	-	
33	Peter Hungate Church gardens	3t Andrews & Blackmais Hall	Magnitude of Change	Very low	<del>                                     </del>	<del>                                     </del>	++
			Residual effect	Minor-Adverse			
		St. St			1		
ali .	Fye Bridge	St Clements Church	Sensitivity	High			<del>                                     </del>
		Fye Bridge Street group	Magnitude of Change	Low Moderate-Adverse	2 See proof of evidence		
			Residual effect		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	V-U-U-U-U-U-U-U-U-U-U-U-U-U-U-U-U-U-U-U	THE PARTY OF THE P	
36	Junc Muspole Street / Colegate		Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral		v v v m m m m m m m m m m m m m m m m m	
50	Bakers Road		Sensitivity	Medium			
			Magnitude of Change	Low			
			Residual effect	Minor-Neutral			
51	Sussex Street	- 11	Sensitivity	Medium			
			Magnitude of Change	Low			1-1
	+	1	Residual effect	Minor-Neutral		DIAMETER STREET	
58	Great Hospital - The Church St Helen			Jennor Headen			

32	Junc St Augustines St / Sussex Street  St Augustine's Churchyard  Junc Cowgate / Bull Close	St Augustine's Street group St Augustine's Church 2-12 Gildencroft	Magnitude of Change Residual effect  Sensitivity Magnitude of Change Residual effect Sensitivity Magnitude of Change Residual effect Residual effect	NA NA Medium High Major-Adverse High	2 See proof of evidence 1 1		
32	St Augustine's Churchyard	St Augustine's Church	Sensitivity Magnitude of Change Residual effect Sensitivity Magnitude of Change	Medium High Major-Adverse High	1		
2	St Augustine's Churchyard	St Augustine's Church	Magnitude of Change Residual effect Sensitivity Magnitude of Change	High Major-Adverse High	1		
2	St Augustine's Churchyard	St Augustine's Church	Magnitude of Change Residual effect Sensitivity Magnitude of Change	High Major-Adverse High	1		
2	St Augustine's Churchyard	St Augustine's Church	Magnitude of Change Residual effect Sensitivity Magnitude of Change	High Major-Adverse High	1		
			Residual effect Sensitivity Magnitude of Change	Major-Adverse High			
			Sensitivity Magnitude of Change	High			
			Magnitude of Change		1		
S	Junc Cowgate / Bull Close	2-12 Gildencroft		High			
S	Junc Cowgate / Bull Close		Residual effect		1		
5	Junc Cowgate / Bull Close			Major-Neutral	2 See proof of evidence		
			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		
14	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		
17	Magpie Road	City Wall (Magpie Road)	Sensitivity	Medium-High	1		
			Magnitude of Change	High	1		
			Residual effect	Major-Neutral	2 See proof of evidence		
10:	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			
13	St Augustine's Church porch	St Augustine's Church	Sensitivity	High	1		
		2-12 Gildencroft	Magnitude of Change	High	1		1-1
			Residual effect	Major-Neutral	2 See proof of evidence		
54.	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		
82	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		
1)	59 Magdalen Street	Magdalen Street	Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			
W	June St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium			
	.,		Magnitude of Change	Low			+
			Residual effect	Minor-Beneficial			
8	Junc Edward Street / Magpie Road		Sensitivity	Low	2 See proof of evidence		
	The state of the s		Magnitude of Change	High	1		+
			Residual effect	Moderate-Beneficial	2 See proof of evidence		

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

<sup>\*\*</sup> Add viewpoints affect city centre conservation area

<sup>\*\*\*</sup> 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 Pic

**Weston Homes Pic** 

Name: PETER A. LUDER

Job Title: HEAD OF PLANNING

Signature:

Date: 01.12.2019

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

Columbia Threadneedie Investments

Name: CHRIS WATTS
CUSHMAN AND WAKEFIELD B/O
COLUMBIA THRENDNEEDGE INVESMENTS

Job Title: ASSOCIATE

Signature:

# 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:

## 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:

