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.
- 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.

¹ 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									
Existing floorspace to be demolished	49, 241 sqm. GIA	1							
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	Minimum of 120 Minimum of 111 x 1 bed flats and 9 x 3 bed houses Ratio of 85:15 social rent: intermediate tenure = 102 social rent and 18 intermediate (1 bed flats)								
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 12	0-125							

	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	474	95					
(tower in detail)							
Phase 3: Block GH	319	0					
Phase 4: Blocks J, B	93	25					
Commercial development	t						
Flexible use A1/A2/A3/A4/B1/D1/sui generis	Total – 11,000sqm GEA (9850 (GIA)) Flexibility for up to 6580sqm offices (B1)						
Flexible discounted commercial floorspace 1150sqm GEA (within 11,000 GEA total)							
Hotel	11,350sqm (located in block F	-)					
Cinema	3400sqm (located in block G/	H)					
Other							
Public multi-storey car park (MSCP)	600 spaces (within Block A)						
Replacement Surrey chapel	Site north of Edward Street						
Public toilets + "Changing Places" facility	Within block A						
Highway works							
Vehicular access	Park (MSCP) – 600 pub residential spaces Service yard access – lothe existing service yard the Northeast block and Reconfigured junction was pedestrian and cycle cross	Pedalway' existing shared lication boundary on 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 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 park		No. of sp	aces			
	Standard Parking Ba	ays	546				
	Parent and Child Bay	ys	18				
	Disabled bays		36				
	Total		600				
	Number of EVCP		3 (Fast cl	harging)			
	Motorcycle spaces		22				
	Residential parking	l	No. of sp	aces			
	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 constr	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 the	e developm	ent				
	Public - 92 spaces w Residential - 1372 co the development in lo residential entrance	· overed/secu ocations dir	ıre spaces	 distributed across 			
	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 - Def from Edward Street a	-					
	Blocks E and F – ser	rvice lay-by	on Edward	l			

	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 Applicant		Historic England		Save Britain's Heritage		ich Society	Norwich Cycling Campaign		Prospect of resolution
	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
tatement of Common Ground section eadings:											
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			
orwich City Council: Planning matters (as eferred to in the Committee Report)								policies DIVI 3 & DIVI 31			
lain 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 NPPFfor the consideration of this matter: • Chapter 2. Achieving sustainable development • Chapter 11 Making efficient use of land	ē				3	As above	1	It would seem that the majority of the development will be buil to current building standards: we suggest that the majority should be built to passivhaus or near-passivhaus to minimise climate change emissions	lt		
JCS 11: Anglia Square is identified as ar '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						
Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion	1				2	Disagree. See proof of evidence	1	We assume that 'of this kind' in paragraph 1402 referred to the definition in paragraph 139			

	regarding the principle of development.								rather than anything proposed by the developer		
Main	issue 2: Development Viability								, and the state of		
11	The following submitted evidence		2		We expect to submit our own						
	documents provide an appropriate and			•	viability evidence						
	robust basis for assessing development										
	viability of the proposed scheme:										
12	CD7.87: Anglia Square Viability	1				2	Disagree – missing	2	We believe that this should be		
	Report update (including						information		subject to an independent		
	Appendices 1-14)								review as we suspect that many		
									of the claims are, to say the least, dubious		
13	CD CD9.4: DVS Review of	1				2	Disagree – as above		least, dubious	+	
13		•				_	Disagree as above				
	Development Viability Assessment (dated 9										
	November 2018)										
	November 2018)										
14	Paragraph 8a) of the NPPF requires the	1				1					
	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.										
15	Development viability is a material	1				1		3	The relevance of development		
	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		
									obligations imposed by the		
									local authority		
16	Development viability is a material	1				1		2	Deliverability of a		
	planning consideration when								particular development is		
	considering whether a								not a material planning		
	development/site is deliverable.								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	1				1					
	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										

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	which would have wide community and									
	regeneration benefits									
18	Norwich City Council have successfully	1		1						
	bid for £15million of Housing									
	Infrastructure grant funding in relation									
	to the proposed development.									
19	The availability of public subsidy and	1		1:						
	relief are material considerations when									
	assessing whether a development is									
20	deliverable				_		1			
20	The following submitted evidence	1								
	documents provide a proportionate									
	and robust basis for assessing									
	'reasonable alternatives' studied by									
	the applicant:									
21	 ES Chapter 4 Proposed 	1		2		Disagree. See proof of	1			
	development and Alternatives					evidence	1			
	(CD4.86 ES Vol 2 (d))									
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \									
22	SEI Chapter 4 Proposed	1		2		Disagree. See proof of	2	We do not believe that		
	development and Alternatives					evidence		alternatives been properly		
	(CD7.81SEI(d))							considered		
	(CD7.013LI(d))									
23	Paragraph 142 – 168 of the Committee	1		2	,	Disagree. See proof of	2	Again, we do not believe that		
	Report presents an accurate			-		evidence	Γ	these have been properly		
	assessment and reasoned position							considered and independently		
	regarding development viability of the							assessed		
	submitted and alternative schemes.									
24		4								
24	S106 Obligation Schedule 3 meets the	1								
	requirements of paragraph 55 of the									
	NPPF and secures further viability									
	reviews over the lifetime of the project.									
	issue 3: Impact of									
the D	Development on European Designated									
Sites										
25	Most important development plan	1								
	policies for the consideration of this						1			
	matter:						1			
	JCS1: Addressing climate change									
	and protecting environmental									
	assets.									
	 DM6: Protecting and enhancing 						1			
	natural resources						1			
	natarar resources									
26	Most relevant sections of the NPPFfor	1			1					
	the consideration of this matter:									
	• Chapter 2. Achieving sustainable									
	development						1			
	•						1			
	Chapter 15 Conserving and Approximately a particular									
	enhancing the natural									
	environment						1			
	T .	i i	1 1				1			

i		1 1	1	1	1 1	,	,	ı
27	The following submitted evidence							
	documents provide an appropriate and	l l						
	robust basis for assessing likely in							
	combination effects of the proposed							
	development :							
28	 ES Chapter 12 Ecology (March 	1						
	2018) (CD4.86 ES VOL 2 (I))							
29	- FC 12 1 Foology AA /CD4 9CFC	1						
29	• ES 12.1 Ecology AA (CD4.86ES							
	VOL 3 (r))							
30	Chapter 12 Ecology (September	1						
	2018)(CD7.81 SEI (I) SEI)							
	2010)(CD7.01 3E1 (1) 3E1)							
31	 Ecology Note of Clarification 	1						
	(CD8.2)							
32	Paragraph 169 - 181 of the Committee	1			3	We largely agree with this		
' <u> </u>	Report presents an accurate							
						section, but note that		
	assessment and reasoned conclusion					acceptability is contingent		
	regarding the impact of the					on securing the necessary		
	development.							
						developer contributions to		
						mitigate the cumulative		
						impact of the		
						development.		
33	S106 Obligation Schedule 9 meets the	1						
	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							
Main	issue 4: Principle of Housing							
34	Most important development plan	1						
54	Most important development plan							
	policies for the consideration of this							
	matter:							
	JCS4: Housing Delivery							
	(although this is now out of date	<u> </u>						
		-						
	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	1						
33								
	the consideration of this matter:							
	 Chapter 5. Delivering a sufficient 	t						
	supply of homes							
	Chapter 11. Making efficient use	=						
	of land							
36	The following document provides an up	p 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)					
37	Housing land supply (for the year 2017-	1				
	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-	1				
	2018) for the					
	Norwich Policy Area, measured against					
	JCS4 housing targets stands at:					
	• 3.94 years ¹					
	• 5.94 years					
39	The following document provides an	1				
	appropriate and robust assessment of	Ī				
	housing need in Norwich in terms of					
	size, type and tenure:					
	 Central Norfolk Strategic 					
	Housing Market Assessment					
	(ORS June 2017)(CD2.21)					
40	Based on evidence set out in the	1				
	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					
1	the period 2015 – 2036, approximately	1				
	36% is predicted to be for 1 and 2+	1				
	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	1				
	Central Norfolk Strategic Housing					
	Market Assessment (ORS June 2017)					
	there is a local need for affordable					
	housing in Norwich of 5,828 dwellings	1				
	over the period 2015-2036. This	1				
	equates to a need for 38% of new					
	· ·	1				
	homes over the plan period to be	1				
-	affordable	1				
43	Based on evidence set out in the	1			A large development such as	
	Central Norfolk Strategic Housing	1			this should reflect a far better	
	Market Assessment (ORS June 2017)	<u> </u>			balance, in particular by	

	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 be houses.					
44	The proposed affordable homes 1		2	This is a long way from meeting		
7.7	· · ·			the aspirations of the planning		
	comprising a minimum of 109 x 1			guidance for the site		
	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					
	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			The proposed social rent		
	including 85% for social rent will assist			proportion is only valid if		
	in providing homes for those most in			there are social housing		
	affordable housing need in Norwich					
	3			providers willing to		
				operate them. No		
				evidence has been		
				provided to satisfy the		
				requirements of the		
				affordable housing SPD in		
				this regard.		
47	NPPF paragraph 64 – In the context of 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					
	housing need in Norwich.					
48	In accordance with DM2, all residential 1					
	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 1					
	(1209-1250 dwellings) will assist in					
	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,		
	absolute commitment to on-site			are within later pilases,		

	provision of a minimum of 120			and therefore there is no	
	affordable dwellings significantly			guarantee that they will be	
	increasing supply within the locality of			delivered.	
	the site (NR3 postcode).			delivered.	
52	Paragraph 182 - 223 of the Committee 1				
	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.				
53	Recommended planning condition no. 1				
	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.				
Main	issue 5: Proposed Retail and Other				
Town	Centre Uses				
54	Most important development plan 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 centreshopping				
	supporting city centreshopping				
55	Most relevant sections of the NPPFfor 1				
	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				
56	The application site (main site see 1				
	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 1				
	and other main town centre uses (with				
	the exception of B1 offices) will be				
	permitted within large district centres				
	where their scale is appropriate to the				
		1	1 1		 <u> </u>

i	1		1	1	1	1	i i	Ī
	centre's position in the hierarchy as set							
	out in JCS policy 19 and does not							
	exceed the indicative thresholds set out							
	in DM Plan Appendix 4							
58	DM Plan Appendix 4 sets no threshold	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 ²							
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							
	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							
	65 and S106 Obligation Schedule 4, 5							
	and 8 meet the requirements of							
	paragraph 55 of the NPPF and ensure							
	the development supports the vitality							
	and viability of the Large District Centre							
	and mitigate impact on the City							
	Centre's defined primary and							
	secondary retail areas							
	With the imposition of the	1						
	aforementioned planning conditions,							
	no 'significant adverse impact' under							
	the terms set out in paragraphs 89 and							
	90 of the NPPF will occur.							
	issue 6: Socio- economic considerations							
	Most important development plan	1						
	policies for the consideration of this							
	matter:							
	JCS 5 The economy JCS 4							
	Housing delivery							
	 JCS 7 Supporting communities 							
	5 3C3 / Supporting communities							
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 homes							
	Chapter 6 Building a strong, competitive according.							
	competitive economy							
	Chapter 8 Promoting healthy and safe sammunities.							
	and safe communities							

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66	The Caller Constant of the Caller								
00	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	1							
	Socio- Economics Assessment								
	(CD4.86 ES VOL 2 (k) and								
	technical appendix CD4.86 ES								
	VOL 3 (n))								
68	 SEI Chapter11 Anglia Square 	1							
	Socio- Economics Assessment								
	(CD7.81 SEI (k)								
69	Paragraphs 258 – 301 of the Committee	1							
	Report present an accurate assessment								
	and reasoned conclusion regarding the								
	impact of the development.								
70	Recommended planning conditions no.	1							
	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.								
Main	issue 7: Design and heritage								
71	Most important development plan	1	1		1				
	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								
72	Most relevant sections of the NPPFfor	1	1		1				
_	the consideration of this matter:				Î				
	• Chapter 2 Achieving sustainable								
	development								
	Chapter 12 Achieving well-								
	designed places								
	Chapter 16 Conserving and								
	enhancing the historic								
	environment								
73	The entire site is lessted within the	1			1				
/3	The entire site is located within the	1							
	boundary of Norwich City Centre								
	Conservation Area	1							

							•		
74	The entire site is located within the	1	1		1		3	Since the construction of	
	Anglia Square character area of the							the St Augustines Gyratory,	
	Norwich City Centre Conservation Area								
	Not with they centre conservation Area							the parcel of land on	
								Edward Street has De facto	
								become part of the	
								Northern City Character	
								Area.	
75	All buildings comprising the Anglia	1	1		2	See proof of evidence.	2	The buildings on Pitt Street	
	Square centre are identified as negative							facing St Crispin's	
	buildings in the Norwich City Centre								
	Conservation Area Appraisal							roundabout are locally	
	Conservation Area Appraisai							listed	
76	Building for Life 12 (BfL) is an	1	2	We may comment on this and			1		
	appropriate and robust tool for			the assessment in the officers'					
	assessing the place making qualities of			report in evidence					
	the proposal development.		_						
77	The assessment of each BfL question		2	As above.			2		
	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."								
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	
	Dil Caralia a 2 Cara							craft and speciality stores	
80	BfL Question 3 – Green	1.			-			 	
81	BfL Question 4 – Amber	1					2	Red - The number of	
								affordable homes is	
								significantly under target;	
,								very few 3-bed homes	
	BfL Question 5 – Amber	1					2	Red - sense of place does not	
82	BIL Question 5 – Amber		I					derive from the character of	
82	BIL Question 5 – Amber								
82	BIL Question 5 – Amber							the local area, and will in fact I	
82	BIL Question 5 – Amber							the local area, and will in fact	
		4					2	largely destroy it	
82	BfL Question 6 – Amber	1					2	largely destroy it Red - this question has	
		1					2	largely destroy it	
		1					2	Red - this question has been considered to only	
		1					2	largely destroy it Red - this question has been considered to only refer to existing buildings	
		1					2	Red - this question has been considered to only	

•								•			
									context, where the		
									proposals are totally out of		
									scale with surrounding		
									buildings. There are		
									serious concerns about the		
									microclimate created by		
									the height and		
									juxtaposition of the new		
									buildings the pages of it		
84	BfL Question 7 – Green	1						2	Red – again this should consider		
	Biz Question / Green								surrounding streets and spaces,		
									not just those within the site.		
									The scale of the proposed		
									buildings weill totally dominate		
									and overshadow the existing		
									surrounding streetscapes		
85	BfL Question 8 – Amber	1				1		3	Red – agree with the comments		
						1			made, which should have scored		
						1			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		
	development										
The	Tower										
	Tower										
The 91	The insertion of a tower into the city	1		2	This statement lies at the	2	See proof of evidence	2	This is not a valid argument		
	Tower	1		2	heart of what will be disputed	2	See proof of evidence	2	This is not a valid argument		
	The insertion of a tower into the city	1		2		2	See proof of evidence	2	This is not a valid argument		
	The insertion of a tower into the city centre north of the river Wensum can	1		2	heart of what will be disputed	2	See proof of evidence	2	This is not a valid argument		
	The insertion of a tower into the city centre north of the river Wensum can be justified as part of the historical	1		2	heart of what will be disputed	2	See proof of evidence	2	This is not a valid argument		
	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	1		2	heart of what will be disputed	2	See proof of evidence	2	This is not a valid argument		
	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	1		2	heart of what will be disputed	2	See proof of evidence	2	This is not a valid argument		
	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	1		2	heart of what will be disputed	2	See proof of evidence	2	This is not a valid argument		
	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	1		2	heart of what will be disputed at the inquiry. This statement is not	2	See proof of evidence See proof of evidence	2	This is not a valid argument A tower is not required to		
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	heart of what will be disputed at the inquiry. This statement is not informed by an	2		2	A tower is not required to attract people, and has no role		
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. A tower at Anglia Square is capable of	1		2	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic,	2		2	A tower is not required to		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the	1		2	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of	2		2	A tower is not required to attract people, and has no role		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it.	1	The Applicant does not accept	2	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic,	2		2	A tower is not required to attract people, and has no role in symbolizing regeneration		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not	1	The Applicant does not accept	2	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of	2		2 2	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily	1	The Applicant does not accept this is a relevant consideration	2	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of	2		2 2	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings.		this is a relevant consideration	2 2	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich.	2		2 2 1	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification	3	this is a relevant consideration The tower signifies a major	2 2 3	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement,	2		2 2 1	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich There is no tradition of		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or	3	this is a relevant consideration The tower signifies a major regeneration area which	2 2 3	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich.	2		2 2 1 1	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich There is no tradition of residential towers marking		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or punctuating the skyline than a tower	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings.	2 2 3	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the	2		2 2 1 1	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich There is no tradition of residential towers marking public spaces, on the contrary		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best	2 2 3	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the marking of space provides	2		2 2 1 1	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich There is no tradition of residential towers marking public spaces, on the contrary the symbolism of 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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or punctuating the skyline than a tower	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings.	2 2 3	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the marking of space provides any justification for a	2		2 2 1	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich There is no tradition of residential towers marking public spaces, on the contrary		
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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose.	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best practice which requires a	2 2 3	This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the marking of space provides any justification for a residential tower in Norwich.	2		2 2 1 1 2	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich 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.		
91 92 93	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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose.	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best practice which requires a	2 2 3	heart of what will be disputed at the inquiry. This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the marking of space provides any justification for a	2	See proof of evidence	2 2 1 1 2 2	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich 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. This is ludicrous argument:		
91 92 93	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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose. A tower would act as a waymarker helping people to orientate and	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best practice which requires a	2 2 3	This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the marking of space provides any justification for a residential tower in Norwich.	2	See proof of evidence	2 2 1 1 2 2	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich 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. This is ludicrous argument: the cathedrals and City Hall		
91 92 93	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. A tower at Anglia Square is capable of symbolizing the regeneration of the area and attracting people to it. Public spaces in Norwich are not traditionally, consistently or necessarily marked with tall buildings. A residential tower has less justification for marking public spaces or punctuating the skyline than a tower with a civic or spiritual purpose.	3	this is a relevant consideration The tower signifies a major regeneration area which features many new dwellings. There is no policy or other best practice which requires a	2 2 3 1 1	This statement is not informed by an understanding of the historic, character and significance of Norwich. We agree with the statement, bar the suggestion that the marking of space provides any justification for a residential tower in Norwich.	2	See proof of evidence	2 2 1 1 2 2	A tower is not required to attract people, and has no role in symbolizing regeneration This is obviously relevant as it defines the local heritage of public spaces in Norwich 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. This is ludicrous argument:		

	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. 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".	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. 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	See proof of evidence	2	Agreed it is the only large district centre, but that is justification for a tower Disagree with the concept of a tower, so nowhere in the development is the most suitable	
	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.	1		3	The meaning of the first half of this sentence is obscure. It is the case that proposed the architectural treatment of the tower is distinct from that of the remainder of the proposed development.	2	See proof of evidence	3	It is architecturally undistinguished and differentiation is therefore irrelevant	
100	The tower fails to provide public vantage points, which would have been desirable.		There is no requirement for such access in policy or best practice.	1				2	No reason to provide public vantage points – the city already has fine panoramic vantage points	
11										
Herita	ge Impact									
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets.	r -		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.					
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the			2	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	2	See proof of evidence 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.	

ı	of the development.	I	I	1	I	I	I	I	1	l I	ı
105	·			1		2	See proof of evidence	2	Tatally strongely disperse with		
102	The proposed development will not			1		2	see proof of evidence	2	Totally strongly disagree with this assertion, which contradicts		
	lead to substantial harm to any								the Council's own report		
100	designated heritage asset				This is a complete and about a complete	1	All ALDDE	2	·		
106	Development viability and deliverable				This is a very broad statement of principle the implications of	1	we agree that NPPF applies	2	Our heritage is irreplaceable and should not be jeopardized for		
	alternatives are material to the				which are unclear. The		applies		short-term economic gain		
	consideration of whether harm to the				reference should perhaps be to				Short-term economic gain		
	significance of designated assets may				paragraph 194.						
107	be justified. (NPPF Paragraph 193)					_			11		
107	Recommended planning conditions no.					2	we do not agree that the	3	We agree that the conditions that are in place area		
	4, 5, 58, 60 meet the requirements of						conditions provide satisfactory mitigation. See		appropriate, but disagree that		
	paragraph 55 of the NPPF, secures						proof of evidence.		this secures a satisfactory		
	satisfactory scheme design and						proof of columnic		scheme design or is appropriate		
	appropriate measures to mitigate the								to mitigate the impact of the		
	impact of development.								development.		
								2	The quoted planning conditions		
									will secure satisfactory scheme		
									design as we object to the		
									current design and quantum of		
									the proposals		
Mair	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						
	matter:				relevant.						
	 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										
109	Most relevant sections of the NPPF for	1		2	This subject potentially touches						
	the consideration of this matter:				on the conservation of the						
	Chapter 2 Achieving sustainable				historic environment.						
	development										
	 Chapter 8 Promoting healthy and 										
	safe communities										
	 Chapter 12 Achieving well-designed 										
	places										
	 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	1									
				1							
112	Landscape Strategy Addendum (CD7.85)	1									
	(CD7.85)										
<u> </u>		Ĭ	<u> </u>	1		1	l	1			

113	Landscape General Arrangement (CD7.83)	1					
114	Roofplan General Arrangement (CD7.84)	1					
115	Bat Survey Report (CD8.4)	1					

1	İ	i	I I		1	1		1	
116	Arboricultural Impact Accessment			-					
110	Arboricultural Impact Assessment And Protection Plan (CDA 83)								
	and Protection Plan (CD4.82)								
117	Paragraphs 439 - 461 of the Committee	1	2	_	The impact of the proposed				
	Report present an accurate assessment		Γ		development and the question				
	and reasoned conclusion regarding the				of whether or not it should be				
	proposal and the impact of the				granted planning permission are				
	development.				central matters at this inquiry.				
110	•	1							
118	Recommended planning conditions no.	1		ľ	No comment				
	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.								
Mai	n issue 9: Amenity								
440	Marking a start death and a	1		+			3 Wa wayld alaa aasa'd 2000		
119	Most important development plan	1					We would also consider DM30 and DM31 to be of particular		
	policies for the consideration of this						relevance here, in particular		
	matter:						DM31e.		
	DM2: Amenity						5,015.		
	DM12: Ensuring well-planned								
	housing development								
	DM13 Communal development and multiple assuration								
	multiple occupation								
120	Most relevant sections of the NPPF for	1							
	the consideration of this matter:								
	Chapter 11 Making effective use of								
	land								
	Chapter 12 Achieving well-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	 Daylight and Sunlight Report 	1					2 We disagree with the analysis		
	(CD4.84)						of the data and conclusions		
		_		_			reached within this report.		
123	Daylight and Sunlight Report Add and the (CD7, 70)	1					This report reaches		
	Addendum (CD7.78)						unreasonable conclusions,		
							particularly given that Dalymond Court was not built		
							when the previously consented		
							scheme received permission.		
124	Paragraphs 462 - 481 of the Committee	1							
	Report present an accurate assessment								
	and reasoned conclusion regarding the								
	proposal and the impact of the								
	development.								
Mai	n issue 10: Transport			\dashv					
	<u> </u>								

	Most important development plan policies for the consideration of this matter: • JCS6: Access and transportation • DM28 Encouraging sustainable travel • DM29 Managing car parking 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 the consideration of this matter: Chapter 9, paras 102 – 111: Promoting sustainable transport; in particular, the proposed development:					
127	complies with planning policies (104)	1				
128	has an appropriate level of parking (105, 106)	1				
129	has had the level of impacts determined and effectively mitigated to an acceptable degree (108) and that the t residual cumulative impacts on the road network would not be severe (109)	1				
130	 would give priority to 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) 	1				
131	The following documents provide an appropriate and robust basis for assessing the cumulative impact of the development on the transport network and on highway safety:					
132	Design and Access Statement (CD4.10)	1				
133	Access Plan (CD4.13)	1				
134	ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f)	1				
135	Design and Access Statement Addendum (CD7.10)	1				
136	SEI Chapter 6 Transport (CD7.81 SEI (f))	1				

1 1	1	1	l I	1 1		I	
Anglia Square Transport Assessment (March 2018) (CD4.86 ES VOL 3 (h))	1						
Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018)	1						
• Cycle Provision Schedule (CD7.73)	1						
• Proposed Parking Schedule (CD7.74)	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							
Main 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 impact of the development on the environment:							
• ES Chapter 10 Air Quality (CD4.86 VOL 2 (J))	1						
• Air Quality Assessment (CD4.86 ES VOL (m)	1						
• SEI Chapter 10 Air quality (CD7.81 SEI (J))	1						

1		1 1	1	1	1	1	,	1	,
149	 Revised Air Quality Assessment 	1							
	(CD7.77)								
150	Paragraphs 509 - 525 of the Committee	1							
	Report present an accurate assessment								
	and reasoned conclusion regarding the								
	proposal and the impact of the								
4=4	development.	_							
151	The development incorporates	1							
	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								
	-								
150	strategy			-					
152	Recommended planning conditions	1							
	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								
0.1.									
Otne	r matters: Noise								
153	Most important development plan	1							
	policies for the consideration of this								
	Γ								
	matter:								
	DM2 Ensuring satisfactory living								
	and working conditions								
	 DM11 Protecting against 								
	environmental hazards								
154	Most relevant sections of the NPPF for	1					Chapter 8 is also particularly		
	the consideration of this matter:						relevant for this issue.		
	 Chapter 15 Conserving and 								
	enhancing the natural environment								
155	The following documents provide an								
	appropriate and robust basis for								
	assessing the impact of the								
1	development on the environment:								
156	ES Chapter 9 Noise (CD4.86 ES VOL	1							
	2 (i))								
	- \'''								
157	Noise Assessment (CD4.86 ES VOL3	1							
	(i))								
	\'''								
158	SEI Chapter 9 Noise (CD7.81 SEI (i))	1							
159	Environmental Noise Assessment	1							
	Addendum (September 2018)								
	(CD7.81)								
160	Paragraphs 526 - 535 of the Committee	1							
	Report present an accurate assessment				1		1	1	

		1 1	1 1		1	1
and reasoned conclusion regarding the						
proposal and the impact of the						
development.						
161 Recommended planning condition no	1					
41 meets the requirements of						
paragraph 55 of the NPPF, secures						
satisfactory scheme design and						
appropriate measures to mitigate the						
impact of development.						
Other matters: Wind turbulence						
162 The following documents provide an	1					
appropriate and robust basis for						
assessing the impact of the						
development on the environment.						
 Anglia Square Wind Assessment 						
and desk study (Sept 2018)						
163 Paragraphs 536 - 539 of the Committee						
Report present an accurate assessment	:					
and reasoned conclusion regarding the	:					
proposal and the impact of the						
development.						
Other matters: Energy and water						
other matters. Energy and mater						
164 Most important development plan	1			2 Add DM4		
policies for the consideration of this						
matter:						
JCS3: Energy and water						
DM3: Delivering high quality design						
165 Most relevant sections of the NPPFfor	1					
the consideration of this matter:						
Chapter 14 Meeting the challenge A street a share of the division and the street are street.						
of climate change, flooding and						
coastal change						
166 The following documents provide an						
appropriate and robust basis for						
assessing the impact of the						
development on the environment.						
• Water Efficiency Statement (March	1					
2018)	•					
168 • Energy Statement Report (Rev A)	1			The energy efficiency measures		
(Sept 2018) (CD7.79)				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		
	1	1 1		Procession in Alabies, And agree Antill		

							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	1					- Section 1		
103		_							
	Report presents an accurate								
	assessment and reasoned conclusion								
	regarding								
	the proposal and the impact of the								
	development								
170	Recommended planning conditions no.	1							
1,0									
	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	1				2	We can't find this condition		
	'The residential development shall						within the committee report.		
	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.								
Oth									
Oth	er matters: Archaeology								
172	Most important development plan	1	1	We have not commented on the					
	policies for the consideration of this			archaeological implications of					
	matter:			the proposed development,					
	DM9 Safeguarding Norwich's			leaving this to Norfolk County					
	heritage			Council.					
	Heritage								
173	Most relevant sections of the NPPF for	1	 1						
	the consideration of this matter:								
	Chapter 16 Conserving and								
	enhancing the historic environment								
	Cimanonia the historicenvironment								
174	The following documents provide an								
	appropriate and robust basis for								
	assessing the impact of the								
4 ==	development on the environment:	_			-		+		
175	ES Chapter 8 Archaeology (CD4.86 To Marchaeology (CD4.86)	1							
	ES VOL 2 (h))								
170	Andread I in the interest in t		 1						
176	Archaeology Impact Assessment (CDA 06 F6) (OL 2 (L))	1							
	(CD4.86 ES VOL 3 (k)								
4 ==	051.01	_			-		+		
177	SEI Chapter Archaeology (CD7.81	1							
	SEI (h)								
4=5		_							
178	Paragraphs 546 - 548 of the Committee	1							
Γ'	Report present an accurate assessment	Į.							

	and reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
179		1						
1/9	Recommended planning condition no.	-						
	29 and 30 meet the requirements of							
	paragraph							
	55 of the NPPF, secures appropriate							
	measures to mitigate the impact of							
	development							
Otha	er matters: Flood risk and surface							
	er 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							
104	6.1 2000							
181	Most relevant sections of the NPPFfor	1						
	the consideration of this matter:							
	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							
	development on the environment:							
183	 Flood Risk Assessment Part 1 March 	1						
	2018 (CD4.87)							
184	 Flood Risk Assessment Part 2 	1						
	(CD4.88)							
185	 Flood Risk Assessment Addendum 	1						
	(CD7.82)							
			<u> </u>					
186	Paragraphs 549 - 553 of the Committee	1						
	Report present an accurate assessment							
	and reasoned conclusion regarding the							
	proposal and the impact of the					1		
	development.							
187	Recommended planning conditions no.							
	36, 37 and 38 meet the requirements of	f						
	paragraph 55 of the NPPF, secures		1					
	satisfactory scheme design and							
						1		
	appropriate		1					
	measures to mitigate the impact of							
	development							
Othe	r matters: Contamination	l T	T			1		
188	Most important development plan	1						
	policies for the consideration of this					1		
	P			i l	1		·	

1	1	1 1	Ī	İ	1 1	ı	1	1	i i
	matter:								
	DM11 Protecting against								
	environmental hazards								
189	Most relevant sections of the NPPF for	1							
	the consideration of this matter:								
	Chapter 15 Conserving and								
	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:								
	Contamination Desk Study and								
	Preliminary Risk Assessment (Phase								
	1) Report (CD4.83)								
191	Paragraphs 554 - 555 of the Committee	1							
131	· .								
	Report present an accurate assessment								
	and reasoned conclusion regarding the								
	proposal and the impact of the								
	development.								
192	Recommended planning conditions no.	1							
	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								
O+1	or matters: Health impact								
Oth	ner matters: Health impact								
		1				3	We consider DM22 to be		
Otl	Most important development plan	1					We consider DM22 to be particularly relevant to this		
	Most important development plan policies for the consideration of this	1					particularly relevant to this		
	Most important development plan policies for the consideration of this matter:	1							
	Most important development plan policies for the consideration of this	1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities	1					particularly relevant to this		
	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for	1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter:	1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and	1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter:	1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities	1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an	1 1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for	1 1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the	1 1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development.	1 1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report	1 1 1					particularly relevant to this		
193	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development.	1 1					particularly relevant to this		
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193 194	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee Report present an accurate assessment	1					particularly relevant to this		
193 194	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the	1					particularly relevant to this		
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193 194 195	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) 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	1					particularly relevant to this		
193 194 195	Most important development plan policies for the consideration of this matter: • JCS 7 Supporting communities Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) 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,	1					particularly relevant to this		

ı	http://www.to.com/sec.com/	1	1	ı	1		1	I	1	
	the requirements of paragraph 55 of									
	the NPPF, secure measures to mitigate									
	the impact of development.									
Publi	c 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	Paragraph 196 of the NPPF requires 1	1	about Heritage Serients.							
	less than substantial harm to be									
	weighed against the public benefits of a									
	proposal.									
199	NPPG (Paragraph: 020 Reference ID: 1	1			3	}	Also needs to be weighed			
	18a-020-20190723) defines public						against other forms of harm,			
	benefits as, including anything that						not just designated heritage			
	delivers economic, social or						assets.			
	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			2	we disagree with the					
	sustainable site for development,				public benefits claimed.					
	arresting the dereliction and decline				See proof of evidence					
	and significant underuse which has									
	persisted for the last two decades.									
202	The proposed quantum ofdevelopment 1			2	As above					
	will assist in very significantly increasing									
	Norwich's supply of housing									
203	The proposed quantum of development 1			2	As above					
	will assist in significantly increasing									
	Norwich's supply of affordable housing									
204	The proposed quantum and mix of 1			2	As above					
	development will support permanent									
	economic growth within the Northern									
	City Centre Regeneration area and the									
	wider city									
205	The proposed development will 1			2	As above					
	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									
206	The development will positively assist 1			2	As above					
	in addressing deprivation in this part of									
	the city									
207	The proposed development will 1			2	As above					
	positively support the long term vitality									
	and function of the Anglia Square									
	Magdalen Street Large District Centre.			<u> </u>						
208	The development makes effective use 1			2	As above					
	of a brownfield site for homes and									
200	other uses.					•	The leasting to the tr			
209	The proposal focuses significant 1				3	•	The location is highly			

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

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

Appendix 1 – Floorspace Schedule

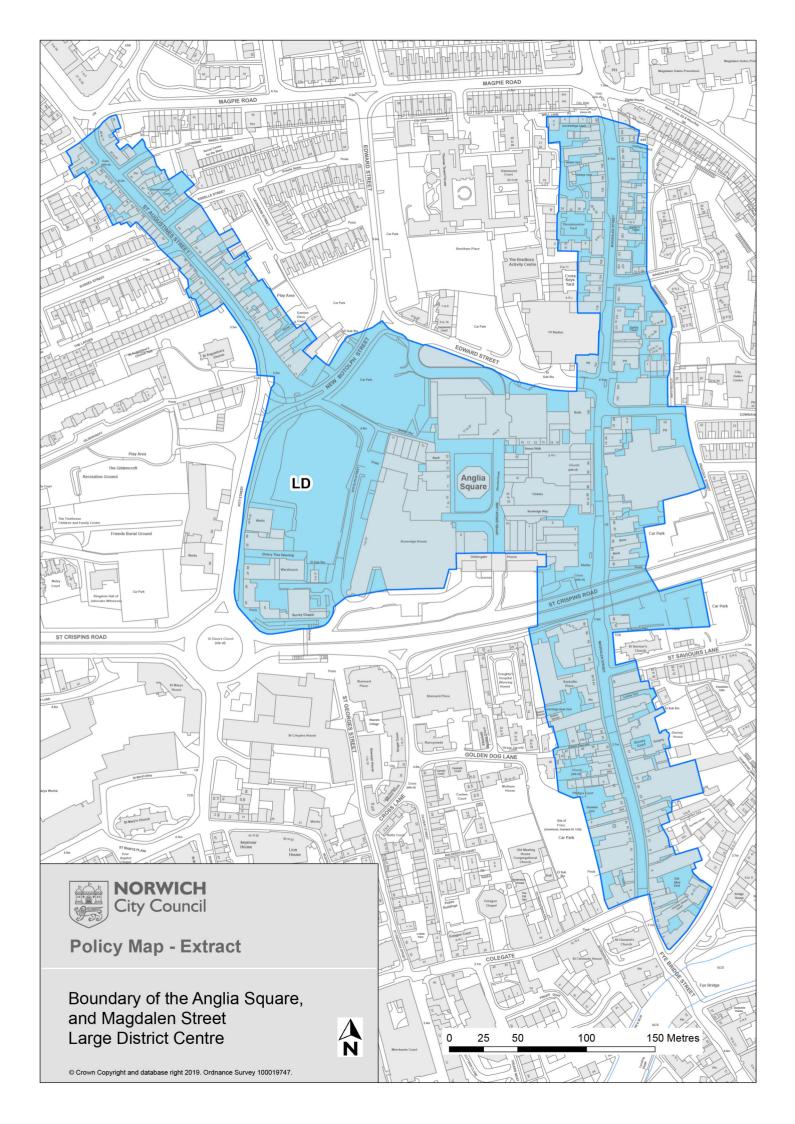
Building	Use Class	Existing floorspace (sqm GIA)	Vacant (sqm GIA)
Anglia Square Shopping Centre [1]	A1	-977	1,625
41 Pitt Street	A1	99	99
43-45 Pitt Street	A1	91	0
47-51 Pitt Street	A1	528	0
53-55 & 55A Pitt Street (front)	A1	259	0
	A2	0	0
Anglia Square Shopping Centre	A3/A4/A5	106	0
92-94 Magdalen Street (first floor)	Sui Generis (Former Twilight Nightclub)	958	958
18-23 Anglia Square	Sui Generis (Anglia Square Cars)[5]	2,172	0
14-15 Botolph Way	Sui Generis (Coral Racing)	123	0
57-61 Pitt Street	Sui Generis (Car Wash)	583	0
	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

Notes:

- [3] 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	er Author	Title	Date
A.		GOVERNMENT GUIDANCE AND RELEVANT LEGISLATION	Date
CD1.1	MHCLG	National Planning Policy Framework (February 2019)	Feb-19
CD1.2	MHCLG	National Planning Practice Guidance (PPG)	Jul-19

В.		DEVELOPMENT PLAN, EMERGING PLAN AND EVIDENCE BASE DOCUMENTS	Date
CD2.1	Norwich City Council	City of Norwich Replacement Local Plan (adopted Nov 2004)	Nov-04
	Development	Joint Core Strategy for Broadland, Norwich and South Norfolk, ('JCS') (adopted March 2011 with	
CD2.2	Partnership	amendments adopted January 2014)	Jan-14
CD2.3	Norwich City Council	Norwich Development Management Policies Local Plan, ('DM Plan') (adopted December 2014)	Dec-14
CD2.4	Norwich City Council	Norwich Development Site Allocations Local Plan, ('SA Plan'), (adopted December 2014)	Dec-14
	Broadland District,		
	Norwich City and South		
CD2.5	Norfolk Councils	Greater Norwich Local Plan ('GNLP'), Regulation 18 Draft Plan Consultation	Oct-18
	Broadiand District,		
	Norwich City and South		
CD2.6	Norfolk Councils	GNLP Call for Sites (May-July 2016)	May-16
	Broadiand District,		
	Norwich City and South		
CD2.7	Norfolk Councils	GNLP Regulation 18 Growth Options and Site Proposals Consultation (January-March 2018)	Jan-18
	Broadland District,		
	Norwich City and South		
CD2.8	Norfolk Councils	GNLP Regulation 18 Consultation on New, Revised and Small Sites (October-December 2018).	Oct-18
CD2.9	GVA	Greater Norwich Employment, Town Centre and Retail Study (December 2017)	Dec-17
CD2.10	Norwich City Council	Norwich City Centre Conservation Area Appraisal (2007)	Sep-07
CD2.11	Norwich City Council	Anglia Square Policy Guidance Note ('PGN') (adopted 2017)	Mar-17
CD2.12	Norwich City Council	Northern City Centre Area Action Plan 2010 ('NCCAAP') (now expired)	Mar-10
CD2.13	Norwich City Council	Local Development Scheme (revised October 2018)	Oct-18
	Greater Norwich Growth		
CD2.14	Board	Annual Monitoring Reports (AMR)	Sep-19
CD2.15	Norwich City Council	Planning Applications Committee Report and Minutes 6 December 2018 (Application Ref 18/00330/F)	Dec-18
CD2.16	Norwich City Council	Community Infrastructure Levy Guidance Note 7: Exceptional Circumstances Relief Policy (July 2019)	Jul-19
CD2.17	Norfolk County Council	Car Parking Standards	2007
CD2.18	Norfolk County Council	Cycle Parking Standards	2007
CD2.19	Norfolk County Council	Norfolk County Council Local Transport Plan	Apr-11
CD2.20	Norfolk County Council	Travel Plan Guidance, Norfolk County Council, May 2019	May-19
CD2.21	Broadland District, Norwi	c Central Norfolk Strategic Housing Market Assessment (ORS June 2017)	Jun-17
C.		SUPPLEMENTARY PLANNING GUIDANCE	Date
CD3.1	Norwich City Council	Affordable housing SPD (adopted March 2015) (superseded)	Mar-15
CD3.2	Norwich City Council	Affordable housing SPD (adopted July 2019)	Jul-19
CD3.3	Norwich City Council	Open space and play space SPD (adopted October 2015)	Oct-15
CD3.4	Norwich City Council	Landscape and trees (adopted June 2016)	Jun-16
CD3.5	Norwich City Council	Heritage Interpretation SPD (adopted December 2015)	Dec-15
CD3.6	Norwich City Council	Main town centre uses and retail frontages SPD (adopted December 2014)	Dec-14

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-18
CD4.3	Weston Homes	Affordable Housing Statement	Mar-18
CD4.4	Iceni Projects	Planning Obligations Statement	Mar-18
CD4.5	Iceni Projects	Planning Statement	Mar-18
CD4.6	Iceni Projects	Town Centre Uses Statement	Mar-18
CD4.7	Cushman and Wakefield		Mar-18
CD4.8	Cushman and Wakefield	Illustrative Ground Level Plan for Retail Strategy_31467-A03-P2-054	Mar-18
CD4.9	Cushman and Wakefield	Statement of Community Involvement	Mar-18
CD4.10	Broadway Malyan	Design and Access Statement	Mar-18
CD4.11	Broadway Malyan	31467-1401-Drawing Register	Mar-18
CD4.12	Broadway Malyan	180205_01 Illustrative Masterplan Ground Floor_A01P2001	Mar-18
CD4.13	Broadway Malyan	Access - 31467-A01-PP-300	Mar-18
CD4.14	Broadway Malyan	Development Parcel - 31467-A01-PP-400	Mar-18
CD4.15	Broadway Malyan	Land Use Ground Floor - 31467-A01-PP-200	Mar-18
CD4.16	Broadway Malyan	Land Use First Floor - 31467-A01-PP-201	Mar-18
CD4.17	Broadway Malyan	Land Use Third Floor - 31467-A01-PP-202	Mar-18
CD4.18	Broadway Malyan	Land Use Fourth Floor - 31467-A01-PP-203	Mar-18
CD4.19	Broadway Malyan	Land Use Level Seven - 31467-A01-PP-204	Mar-18
CD4.20	Broadway Malyan	Land Use Ninth Floor 31467-A01-PP-205	Mar-18
CD4.21	Broadway Malyan	Land Use Twelfth Floor - 31467-A01-PP-206	Mar-18
CD4.22	Broadway Malyan	Land Use Fifteenth Floor - 31467-A01-PP-207	Mar-18
CD4.23	Broadway Malyan	Proposed Building Heights - 31467-A01-PP-100	Mar-18
CD4.24	Broadway Malyan	Public Realm - 31467-A01-PP-500	Mar-18
CD4.25	Broadway Malyan	Detailed Application Boundary - 31467-A02-P2-101	Mar-18
CD4.26	Broadway Malyan	Existing Buildings - 31467-A02-P2-200	Mar-18
CD4.27	Broadway Malyan	Existing Buildings Demolition Plan - 31467-A02-P2-201	Mar-18
CD4.28	Broadway Malyan	Hybrid Application Boundary - 31467-A02-P2-100	Mar-18
CD4.29	Broadway Malyan	Illustrative Phasing Strategy - 31467-A02-P2-400	Mar-18
CD4.30	Broadway Malyan	BlockA Ground Flr 31467-A03-P2-A-000	Mar-18
CD4.31	Broadway Malyan	Block A 1st Flr 31467-A03-P2-A-001	Mar-18
CD4.32	Broadway Malyan	Block A 2nd Flr 31467-A03-P2-A-002	Mar-18
CD4.33	Broadway Malyan	Block A 3rd Flr 31467-A03-P2-A-003	Mar-18
CD4.34	Broadway Malyan	Block A 4th Flr 31467-A03-P2-A-004	Mar-18
CD4.35	Broadway Malyan	Block A 5th Fir 31467-A03-P2-A-005	Mar-18
CD4.36	Broadway Malyan	Block A 6th Flr 31467-A03-P2-A-006	Mar-18
CD4.37	Broadway Malyan	BlkA 6thFlr Prkg 31467-A03-P2-A-006A	Mar-18
CD4.38	Broadway Malyan	Block A 7th Fir 31467-A03-P2-A-007	Mar-18
CD4.39	Broadway Malyan	Block A 8th Fir 31467-A03-P2-A-008	Mar-18
CD4.40	Broadway Malyan	Block A 9th Fir 31467-A03-P2-A-009	Mar-18
CD4.41	Broadway Malyan	Block A 10th Fir 31467-A03-P2-A-010	Mar-18
CD4.42	Broadway Malyan	BlockA Roof Level 31467-A03-P2-A-011	Mar-18
CD4.43	Broadway Malyan	Block E Tower 31467-A03-P2-E-000	Mar-18
CD4.44	Broadway Malyan	31467-A03-P2-000 Ground Floor M.Plan	Mar-18

CD4.45	Broadway Malyan	31467-A03-P2-0B1 Basement Floor	Mar-18
CD4.46	Broadway Malyan	31467-A03-P2-001 First Floor	Mar-18
CD4.47	Broadway Malyan	31467-A03-P2-002 Second Floor	Mar-18
CD4.48	Broadway Malyan	31467-A03-P2-003 Third Floor	Mar-18
CD4.49	Broadway Malyan	31467-A03-P2-004 Fourth Floor	Mar-18
CD4.50	Broadway Malyan	31467-A03-P2-005 Fifth Floor	Mar-18
CD4.51	Broadway Malyan	31467-A03-P2-006 Sixth Floor	Mar-18
CD4.52	Broadway Malyan	31467-A03-P2-007 Seventh Floor	Mar-18
CD4.53	Broadway Malyan	31467-A03-P2-008 Eighth Floor	Mar-18
CD4.54	Broadway Malyan	31467-A03-P2-009 Ninth Floor	Mar-18
CD4.55	Broadway Malyan	31467-A03-P2-010 Tenth Floor	Mar-18
CD4.56	Broadway Malyan	31467-A03-P2-011 Eleventh Floor	Mar-18
CD4.57	Broadway Malyan	31467-A03-P2-012 020 12-20th Floor	Mar-18
CD4.58	Broadway Malyan	31467-A03-P2-021 022 21-22nd Floor	Mar-18
CD4.59	Broadway Malyan	31467-A03-P2-023 024 23-24th Floor	Mar-18
CD4.60		_	
	Broadway Malyan	31467-A03-P2-050Storey Hght Res Only	Mar-18
CD4.61	Broadway Malyan	BlockA Section 1-3_31467-A04-P2-A-001	Mar-18
CD4.62	Broadway Malyan	BlockA Section 4, 5 & 6_31467-A05-P2-A-002	Mar-18
CD4.63	Broadway Malyan	BlockA Elevations 1-3 31467-A05-P2-A-001	Mar-18
CD4.64	Broadway Malyan	Tower31467-A05-P2-E-001 ele1 & sec1	Mar-18
CD4.65	Broadway Malyan	Tower 31467-A05-P2-E-002 tower ele2 & sect2	Mar-18
CD4.66	Broadway Malyan	Tower 31467-A05-P2-E-003 Elevations 3 & 4	Mar-18
CD4.67	Broadway Malyan	Illustrative Sections 1-3 31467-A04-P2-001	Mar-18
CD4.68	Broadway Malyan	Illustrative Sections 4-6 31467-A04-P2-002	Mar-18
CD4.69	Broadway Malyan	Phase 2 Elevation 1&2_31467-A05-P2-001	Mar-18
CD4.70	Broadway Malyan	Phase 2 Elevation 3&4 31467-A05-P2-002	Mar-18
CD4.71	Broadway Malyan	Phase 2 Elevation 5&6 31467-A05-P2-003	Mar-18
CD4.72	Broadway Malyan	Phase 2 Elevation 7&8_31467-A05-P2-004	Mar-18
CD4.73	Broadway Malyan	Illustrative Street Elevations_31467-A05-P2-100	Mar-18
CD4.74	Broadway Malyan	Commercial Area Schedule_31467-1800-1807-002	Mar-18
CD4.75	Broadway Malyan	Cycle Provision Schedule 31467-1800-1807-005	Mar-18
CD4.76	Broadway Malyan	GIA All proposed buildings_31467-1807	Mar-18
CD4.77	Broadway Malyan	GIA Aria proposed buildings_51467-1607-1609 GIA Area Schedule 31467-1807-013	Mar-18
CD4.78	Broadway Malyan	Proposed Car Parking Schedule_31467-1800-1807-003	Mar-18
CD4.79	Broadway Malyan	Refuse Provision Schedule_31467-1800-1807-004	Mar-18
CD4.80	Broadway Malyan	Residential Accommodation Schedule_31467-1800-1807-001	Mar-18
CD4.81	Aether Ltd.	Air Quality Assessment	Mar-18
CD4.82	Barton Hyett	Arboricultural Impact Assessment Report and Protection Plan	Mar-18
CD4.83	SES	Contamination Desk Study and Preliminary Risk Assessment (Phase 1) Report	Mar-18
CD4.84	Calford Seaden	Daylight and Sunlight Report	Mar-18
CD4.85	JSH	Energy Statement	Mar-18
CD4 96 E6 Values 4	Iceni Projects	Environmental Statement Volume 1: Non-Technical Summary	Mar-18
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CD4.86 ES Volume 2	Iceni Projects	Environmental Statement Volume 2: Main Text	Mar-18
CD4.86 ES Volume 2 CD4.86 ES Volume 2 (a)	Iceni Projects Iceni Projects	Environmental Statement Volume 2: Main Text 1. Introduction	Mar-18 Mar-18
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	F.		OTHER RELEVANT BACKGROUND DOCUMENTS	Date
CD6.1				
	G.		APPLICATION DOCUMENTS (SEPTEMBER 2018)	Date
CD7.1	•	Weston Homes	Application Form	Sep-18

CD5.1

D7.2	Weston Homes	CIL Form	Se
D7.3	Weston Homes	Affordable Housing Statement (Rev. A)	Se
D7.4 D7.5	Iceni Projects Iceni Projects	Planning Obligations Statement (Rev. A) Response to Consultation Comments	Se Se
D7.6	Iceni Projects	Town Centre Uses Statement	Se
D7.7		Retail Strategy Report (Rev. A)	Se
D7.8		Illustrative Ground Level Plan for Retail Strategy 31467-A03-P2-054 (Rev. A)	Se
D7.9	Cratus	Statement of Community Involvement	Se
D7.10	Broadway Malyan	Design and Access Statement Addendum	Se
D7.11	Broadway Malyan	Rev A_31467-1401-Drawing Register	Se
D7.12	Broadway Malyan	Rev A Illustrastive Master Plan 31467 A01P2001	Se
D7.13	Broadway Malyan	Rev A_Access - 31467-A01-PP-300	Se
D7.14	Broadway Malyan	Rev A_Development Parcel - 31467-A01-PP-400	Se
D7.15	Broadway Malyan	Rev A_Land Use Ground Floor - 31467-A01-PP-200	Se
D7.16	Broadway Malyan	Rev A_Land Use First Floor - 31467-A01-PP-201	Se
D7.17	Broadway Malyan	Rev A_Land Use Third Floor - 31467-A01-PP-202	Se
D7.18	Broadway Malyan	Rev A_Land Use Fourth Floor - 31467-A01-PP-203	Se
D7.19	Broadway Malyan	Rev A_Land Use Seventh Floor - 31467-A01-PP-204	Se
D7.20	Broadway Malyan	Rev A_Land Use Eighth Floor - 31467-A01-PP-205	Se
D7.21	Broadway Malyan	Rev A_Land Use 12-19 Floor 31467-A01-PP-207	Se
D7.22	Broadway Malyan	Rev A_Building Heights - 31467-A01-PP-100	Se
D7.23	Broadway Malyan	Public Realm - 31467-A01-PP-500	Se
D7.24	Broadway Malyan	Rev A_Detailed App Boundary B31467-A02-P2-101	Se
D7.25	Broadway Malyan	Existing Buildings - 31467-A02-P2-200	Se
D7.26	Broadway Malyan	Existing Buildings Demolition Plan - 31467-A02-P2-201	Se
D7.27	Broadway Malyan	Hybrid Application Boundary - 31467-A02-P2-100	Se
D7.28	Broadway Malyan	RevA_Illustrative Phasing Strategy - 31467-A02-P2-400	Se
D7.29	Broadway Malyan	RevA BlockA Ground Flr 31467-A03-P2-A-000	Se
D7.30	Broadway Malyan	RevA Block A 1st Fir 31467-A03-P2-A-001	Se
D7.31	Broadway Malyan	RevA Block A 2nd Flr 31467-A03-P2-A-002	Se
D7.32	Broadway Malyan	RevA Block A 3rd Flr 31467-A03-P2-A-003	Se
D7.33 D7.34	Broadway Malyan	RevA Block A 4th Fir 31467-A03-P2-A-004	Se
D7.34 D7.35	Broadway Malyan	RevA Block A 5th Fir 31467-A03-P2-A-005	Se
	Broadway Malyan	RevA Block A 6th Fir 31467-A03-P2-A-006 PevA BlkA 6th Fir 31467-A03-P2-A-006A	Se
D7.36	Broadway Malyan	RevA Block A 7th Fir 31467-A03-P2-A-006A	Se
D7.37 D7.38	Broadway Malyan Broadway Malyan	RevA Block A 7th Flr 31467-A03-P2-A-007 RevA Block A 8th Flr 31467-A03-P2-A-008	Se Se
D7.38 D7.39	Broadway Malyan Broadway Malyan	RevA Block A 8th Fir 31467-A03-P2-A-008 RevA Block A 9th Fir 31467-A03-P2-A-009	
D7.39 D7.40	Broadway Malyan Broadway Malyan	RevA Block A 10th Fir 31467-A03-P2-A-009 RevA Block A 10th Fir 31467-A03-P2-A-010	Se Se
D7.40 D7.41	Broadway Malyan	RevA BlockA Roof Level 31467-A03-P2-A-011	Se
D7.41 D7.42	Broadway Malyan	RevA Block E Tower 31467-A03-P2-A-011	Se
D7.42 D7.43	Broadway Malyan	RevA GFIr M.Plan 31467-A03-P2-000	Se
D7.44 D7.44	Broadway Malyan	RevA Base FIr31467-A03-P2-0B1	Se
D7.45	Broadway Malyan	RevA 1st Fir 31467-A03-P2-001	Se
D7.46	Broadway Malyan	RevA 2nd Fir 31467-A03-P2-002	Se
D7.47	Broadway Malyan	RevA 3rd Fir 31467-A03-P2-003	Se
D7.48	Broadway Malyan	RevA 4th Flr 31467-A03-P2-004	Se
D7.48 D7.49	Broadway Malyan	RevA 5th FIr 31467-A03-P2-005	Se
D7.49 D7.50	Broadway Malyan	RevA 6th FIr 31467-A03-P2-005	Se
D7.51	Broadway Malyan	RevA 7th Flr 31467-A03-P2-007	Se
D7.52	Broadway Malyan	RevA 8th Fir 31467-A03-P2-008	Se
D7.53	Broadway Malyan	RevA 9th Fir 31467-A03-P2-009	Se
D7.54	Broadway Malyan	RevA 10th Flr31467-A03-P2-010	Se
D7.55	Broadway Malyan	RevA 11th Flr31467-A03-P2-011	Se
D7.56	Broadway Malyan	RevA12-19 1467-A03-P2-012-019	Se
D7.57		RevA Storey Hgt 31467-A03-P2-050	Se
D7.58	Broadway Malyan	RevA Retailpln 31467-A03-P2-054	Se
D7.59	Broadway Malyan	RevA BlockA Section 1-3 31467-A04-P2-A-001	Se
D7.60	Broadway Malyan	RevA BlockA Section 4, 5 & 6 31467-A05-P2-A-002	Se
D7.61	Broadway Malyan	RevA_BlockA Elevations 1-3_31467-A05-P2-A-001	Se
D7.62	Broadway Malyan	RevA Tower31467-A05-P2-E-001 ele1 & sec1	Se
D7.63	Broadway Malyan	RevA_Tower 31467-A05-P2-E-002 tower ele2 & sect2	Se
D7.64	Broadway Malyan	RevA_Tower 31467-A05-P2-E-003 Elevations 3 & 4	Se
D7.65	Broadway Malyan	RevA_Illustrative Sections 1-3 31467-A04-P2-001	Se
D7.66	Broadway Malyan	RevA_Illustrative Sections 4-6 31467-A04-P2-002	Se
D7.67	Broadway Malyan	RevA_Phase 2 Elevation 1&2_31467-A05-P2-001	Se
D7.68	Broadway Malyan	RevA_Phase 2 Elevation 3&4_31467-A05-P2-002	Se
D7.69	Broadway Malyan	RevA_Phase 2 Elevation 5&6_31467-A05-P2-003	Se
D7.70	Broadway Malyan	RevA_Phase 2 Elevation 7&8_31467-A05-P2-004	Se
D7.71	Broadway Malyan	RevA_Illustrative Street Elevations_31467-A05-P2-100	Se
D7.72	Broadway Malyan	RevA_Commercial Area Schedule_31467-1800-1807-002	Se
D7.73	Broadway Malyan	RevA_Cycle Provision Schedule_31467-1800-1807-005	Se
D7.74	Broadway Malyan	RevA_Proposed Car Parking Schedule_31467-1800-1807-003	Se
D7.75	Broadway Malyan	RevA_Refuse Provision Schedule_31467-1800-1807-004	Se
D7.76	Broadway Malyan	RevA_Residential Accommodation Schedule_31467-1800-1807-001	Se
D7.77	Aether Ltd.	Revised Air Quality Assessment	Se
D7.78	Calford Seaden	Daylight and Sunlight Report Addendum	Se
D7.79	JSH	Energy Statement (Rev. A)	Se
D7.80		Fire Safety Overview	Se
D7.81	SES	Environmental Noise Assessment Addendum	Se
D7.81 SEI	Iceni Projects	Supplementary Environmental Information	Se
D7.81 SEI (a)	Iceni Projects	1. Introduction	Se
D7.81 SEI (b)	Iceni Projects	2. EIA Methodology	Se
D7.81 SEI (c)		3. Description of Site and Background	Se
D7.81 SEI (d)		Proposed Development and Alternatives	Se
D7.81 SEI (e)		5. Construction Programme and Methodology	Se
D7.81 SEI (f)		6. Highways, Traffic and Transport	Se
D7.81 SEI (g)		7. Built Heritage	Se
D7.81 SEI (h)	CgMS	8. Archaeology	Se
D7 04 CEL (:)	SES	9. Noise	Se
D7.81 SEI (i) D7.81 SEI (j)	Aether Ltd.	10. Air Quality	Se

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CD7.81 SEI (p)	Iceni Projects	Appendix SEI 4.2 Revised Illustrative Masterplan	Sep-18
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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	Planit / Broadway Malyar	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

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

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

Anglia Square Statement of Common Ground Table 1 25.09.19

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

1 - agreed

2 – not agreed

Where either 2 is entered a comment should be added.

IMPACT ON HERITAGE ASSETS									
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*			Impact on sign	ficance		
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
					2 - Minor harm (resultant from the				
					change to the view of the Anglican				
					Cathedral in mid- and longer-distant				
			7A, 8, 9, 14, 15, 20, 48,		views from Alysham Road (views 14				
Inglican Cathedral		ı	49, 58, 60	Moderate harm	and 49))			2 Harm under-estimated	
: Helen's Church		I	58, 60	Minor harm	2 - No harm			2 Harm under-estimated	
/aterloo Park		RHPG II*	48	Minor harm	2 - No harm			2 Harm under-estimated	
C Cathedral		I	7, 7A, 8, 9	Moderate harm	2 - No harm			2 Harm under-estimated	
London Street		II	12 , 54	Moderate harm	2 - No harm			2 Harm under-estimated	
astle		I, SAM	8, 9, 12, 54	Minor harm	2 - No harm			2 Harm under-estimated	
t Andrew's Church		I	12 , 54	Minor harm	2 - No harm			2 Harm under-estimated	
ity Hall		II*	8, 9, 11, 53	Minor harm	2 - No harm			2 Harm under-estimated	
t Peter Mancroft Church		ı	8, 9, 11	Negligible harm	2 - No harm			2 Harm under-estimated	
he Guildhall		ı	11	Minor harm	2 - No harm			2 Harm under-estimated	
Guildhall Hill		II	11	Minor harm	2 - No harm			2 Harm under-estimated	
t Andrews and Blackfriars Halls		I, SAM	22, 55	Minor harm	2 - No harm			2 Harm under-estimated	
Peter Hungate Church		ı	22, 55	Negligible harm	2 - No harm			2 Harm under-estimated	
ritons Arms		II*	22 , 55	Negligible harm	2 - No harm			2 Harm under-estimated	
-8 Elm Hill					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,	Various	15, 16	Major harm	2 - Moderate harm		1	1	
	59, 61, 71-73 New Botolph Street								
t Augustine's Church		I	32 , 33	Negligible harm	1			2 Harm under-estimated	
-12 Gildencroft		II	32 , 33	Minor harm	1			2 Harm under-estimated	
ity Wall (Magpie Road)		SAM	17	Minor harm	2 - No harm			2 Harm under-estimated	
Ipper Close (northern group)	69, 70, 71, Erpingham Gate	Various	20	Negligible harm	2 - No harm			2 Harm under-estimated	
laids Head Hotel		II	23	Minor harm	1			2 Harm under-estimated	
t Clements Church		I	25, 27 , 56	Major harm	2 - Minor harm		1	1	
ye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	25, 27 , 56	Major harm	2 - Minor harm		1	1	
lensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	25	Major harm	2 - Minor harm		1	1	
t Martin at Oak		I	29	Minor harm	2 - No harm			2 Harm under-estimated	
7-49 St Martin's Lane		II	29	Moderate harm	2 - No harm			2 Harm under-estimated	
it George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	37	Minor harm	1			2 Harm under-estimated	
Calvert Street group		Various	20	Minor bonofit	2 Neglizible kara-fit				
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	36	Minor benefit	2 - Negligible benefit		1	2 Harm under-estimated 2 Harm under-estimated	
2-48 Magdalen Street group		Various	42	Negligible benefit	1			2 Harm under-estimated	
lagdalen Street (centre and north)	Nos. 75, 105, 107	П	34, 43	Major benefit	2 - Minor Benefit			2 Harm under-estimated	
oughty's Hospital		II	44	Negligible harm	2 - Minor harm		1	2 Harm under-estimated	
3-45 Pitt Street		Local	30, 46	Total loss	1		1	1	
: Mary's Church		I	52	Negligible harm	2 - No harm			2 Harm under-estimated	
ykerell's House		II*	52	Negligible harm	2 - No harm			2 Harm under-estimated	
9-89 Duke Street		II	52	Negligible harm	2 - No harm			2 Harm under-estimated	
ity Centre Conservation Area		NA	All	Minor-Moderate harm	2 - Minor benefit			2 Harm under-estimated	

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*				Impact on significar	nce		
				Norwich City Council	The Applicant	Histori	c England	SAVE	Norwich Society	Norwich Cycling Campaign
TOWNSCAPE AND VISUAL IMPACT										
ANALYSIS										
Viewpoint Bof*	Viewn eint neme	Heritage assets affected**	T\//A reting	Nomich City Council	The Applicant	Historia	Fugland CA	VE	Namyish Casisty	Namuich Cualing Compaign
Viewpoint Ref*	Viewpoint name	arrected	TVIA rating	Norwich City Council	The Applicant	Historic I	England SA	VE	Norwich Society	Norwich Cycling Campaign
					The Applicant considers that the TVIA					
					section replicates, and is used as the					
					basis for, the evaluation of the impact					
					of the development on each Heritage					
					Asset according to the 'Relevant Views',					
					set out above in the 'Impact on					
					Heritage Assets' section.					
Distant range / Image of Norwich										
8	Motram monument	Anglican Cathedral	Sensitivity	High			1		1	
		RC Cathedral	Magnitude of Change	Medium			2 Se	e proof of evidence	2 Change under-estimated	
		Castle	Residual effect	Moderate-Adverse				e proof of evidence	2 Effect under-estimated	
		City Hall								
		St Peter Mancroft								
9	Ketts Heights	Anglican Cathedral	Sensitivity	Medium			2 Se	e proof of evidence	2 Should be high	
		RC Cathedral	Magnitude of Change	Medium				e proof of evidence	2 Change under-estimated	
		Castle	Residual effect	Moderate-Neutral				e proof of evidence	2 Effect under-estimated	
		City Hall								
		St Peter Mancroft								
12	Castle rampart	45 London Street	Sensitivity	High			1		1	
		Castle	Magnitude of Change	Medium			2 Se	e proof of evidence	2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Adverse			1		1	
15	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium			2 Se	e proof of evidence	2 Should be high	
		St Augustine's Street		Madium						
		group	Magnitude of Change	Medium				e proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			2 Se	e proof of evidence	2 Effect under-estimated	
7	Mousehold Avenue	RC Cathedral	Sensitivity	Low			2 Se	e proof of evidence	2 Should be high	
			Magnitude of Change	Medium			2 Se	e proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Neutral				e proof of evidence	2 Effect under-estimated	
7A	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium			2 Se	e proof of evidence	2 Should be high	
		RC Cathedral	Magnitude of Change	Medium			2 Se	e proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			2 Se	e proof of evidence	2 Effect under-estimated	
14	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	
48	Waterloo Park	Anglican Cathedral	Sensitivity	Medium		\sqcup			2 Should be high	
		Waterloo Park	Magnitude of Change	Medium					2 Change under-estimated	
			Residual effect	Moderate-Adverse					2 Effect under-estimated	
49	Aylsham Road	Anglican Cathedral	Sensitivity	Medium			2 Se	e proof of evidence	2 Should be high	
			Magnitude of Change	High			1		1	
			Residual effect	Major-Adverse			1		1	
54	Norwich Castle battlements	45 London Street	Sensitivity	High		\sqcup	1		1	
		Castle	Magnitude of Change	Medium				e proof of evidence	2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Neutral				e proof of evidence	2 Effect under-estimated	
60	Cathedral Meadow	Anglican Cathedral	Sensitivity	High			1		1	
		St Helen's Church	Magnitude of Change	Low-Medium			2		2 Change under-estimated	
			Residual effect	Moderate-Adverse			1		2 Effect under-estimated	
4	Angel Road		Sensitivity	Low	1 1	\Box			2 Should be high	
			Magnitude of Change	Medium					2 Change under-estimated	
			Residual effect	Moderate-Neutral					2 Effect under-estimated	
10	Ketts Hill		Sensitivity	Low		\Box		e proof of evidence	2 Should be high	
			Magnitude of Change	Medium				e proof of evidence	2 Change under-estimated	
			Residual effect	Minor-Adverse			2 Se	e proof of evidence	2 Effect under-estimated	

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*				act on significance		
				Norwich City Council	The Applicant	Historic Englan	d SAVE	Norwich Society	Norwich Cycling Campaign
Medium range / Streets, spaces,									
ncidental									
		St Andrews &							
22	Junc Elm Hill / Princes Street	Blackfriars Hall	Sensitivity	High				1	
			Magnitude of Change	Low				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
				Medium					
27***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Wediam				2 Should be high	
		Fye Bridge Street		Low					
		group	Magnitude of Change	2011				2 Change under-estimated	
			Residual effect	Minor-Adverse				2 Effect under-estimated	
31***	Quaker Burial Ground		Sensitivity	Medium				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
8	Junc Calvert Street / Colegate	Calvert Street group		Medium-High				2 Should be high	
			Magnitude of Change	Low-Medium				2 Change under-estimated	
			Residual effect	Moderate-Beneficial				2 Effect under-estimated	
1	Outside Forum	City Hall	Sensitivity	High			1	1	
		St Peter Mancroft	Magnitude of Change	Low			2 See proof of evidence	2 Change under-estimated	
		The Guildhall	Residual effect	Moderate-Adverse			2 See proof of evidence	2 Effect under-estimated	
		1 Guildhall Hill							
0	Upper Close	Anglican Cathedral	Sensitivity	High			1	1	
		Upper Close (northern	· · · · · · · · · · · · · · · · · · ·						
		group)	Magnitude of Change	Very Low			2 See proof of evidence	2 Change under-estimated	
		.,	Residual effect	Minor-Adverse			2 See proof of evidence	2 Effect under-estimated	
3	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High			1	1	
			Magnitude of Change	Low			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			2 See proof of evidence	2 Effect under-estimated	
5	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High			1	1	
	Julie Wellsum Street / Emirim	Fye Bridge Street	Schistervity	111611	+ +		1 1		
		group	Magnitude of Change	Medium			2 See proof of evidence		
		group	Iviagilitude of charige				2 See proof of evidence	1	
		Wensum Street group	Residual effect	Major-Adverse			1	1	
0	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium			1	2 Should be high	
5	Julic Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medidili	+ +			z Should be High	+
		47 40 St Martin's Land	Magnitude of Change	Medium				2 Change under-estimated	
		47-49 St Ividi tili S Lalie	Residual effect	NA adamata Adminis				2 Effect under-estimated	
		Ch Coourala Chuach	Residual effect	Moderate-Adverse				z Effect dilder-estillated	
-	1 6-1 1 61 1 / 61 6 61 1	St George's Street	C	Le. t					
37	Junc Calvert Street / St Georges Street	group	Sensitivity	High				1	
			Magnitude of Change Residual effect	Medium				2 Change under-estimated	
	-			Major-Neutral				2 Effect under-estimated	
2	Rosemary Lane	St Mary's Church	Sensitivity	High			1	1	
		Pykerell's House	Magnitude of Change	Low			2 See proof of evidence	2 Change under-estimated	
		69-89 Duke Street	Residual effect	Moderate-Adverse			1	2 Effect under-estimated	
3	City Hall balcony	City Hall	Sensitivity	High			1	1	
			Magnitude of Change	Low			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Neutral			2 See proof of evidence	2 Effect under-estimated	
		St Andrews &							
5	Peter Hungate Church gardens	Blackfriars Hall	Sensitivity	High				1	
			Magnitude of Change	Very low				2 Change under-estimated	
			Residual effect	Minor-Adverse				2 Effect under-estimated	
6	Fye Bridge	St Clements Church	Sensitivity	High			1	1	
		Fye Bridge Street		Low					
		group	Magnitude of Change	Low			2 See proof of evidence	2 Change under-estimated	
			Residual effect	Moderate-Adverse			1	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 Effect under-estimated	
9	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	
6	Junc Muspole Street / Colegate		Sensitivity	Medium				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
0	Bakers Road		Sensitivity	Medium				2 Should be high	
			Magnitude of Change	Low				2 Change under-estimated	
	†		Residual effect	Minor-Neutral				2 Effect under-estimated	
1	Sussex Street		Sensitivity	Medium				2 Should be high	
-	Sasser Street		Magnitude of Change	Low	+ +			2 Change under-estimated	1
	1		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	
<u> </u>	Si cat nospitar The Chartin St Helell		Magnitude of Change		+ +		- 	2 Why is this NA? should be high	-
			iviagilitude of Clidlige	NA	+ +				-
	i								
			Residual effect	NA				Why is this NA? should be major 2 adverse	

Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*		Impact on significance								
-				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign				
lose range / Immediate environs													
		St Augustine's Street				i							
16	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					
						i			1 1				
32	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					
85	Junc Cowgate / Bull Close		Sensitivity	Low			2 See proof of evidence	2 Should be high					
~	tante de rigate y aum diese		Magnitude of Change				2 See proof of evidence	2 Change under-estimated					
			Residual effect	Moderate-Adverse			2 See proof of evidence	2 Effect under-estimated					
14	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium	+ +	- 	2 See proof of evidence	2 Should be high					
**	Boughty 3 Hospital	Doughty 3 Hospital	Magnitude of Change		+ +	+ +	2 See proof of evidence	2 Change under-estimated					
			Residual effect	Moderate-Neutral			2 See proof of evidence	2 Effect under-estimated					
		City NA/EII /AAE ereie	nesiduai errect	Moderate-Neutral			2 See proof of evidence	2 Effect dilder estimated					
		City Wall (Magpie											
17	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					
30	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low				2 Should be high					
			Magnitude of Change	High				1					
			Residual effect	Moderate-Beneficial				2 Effect under-estimated					
33	St Augustine's Church porch	St Augustine's Church		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											
34	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											
42	39 Magdalen Street	Street	Sensitivity	Medium			2 See proof of evidence	2 Should be high					
· -	55 Magaalen Street	50.000	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					
42	59 Magdalen Street	Magdalen Street	Sensitivity				2 Dec proof of evidence	2 Should be high					
13	23 Magagien Street	iviagualeti Street	Magnitude of Change	Low High	+ +		+ +	4 SHOULD BE HIGH	++				
			Residual effect					2 Effect under-estimated					
		40.45.800.00		Moderate-Beneficial									
46	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					
18	Junc Edward Street / Magpie Road		Sensitivity	Low			2 See proof of evidence	2 Should be high					
			Magnitude of Change	High			1	1					
			Residual effect	Moderate-Beneficial			2 See proof of evidence	2 Effect under-estimated					

^{*} 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)

Norv	vich City Council	The	Applicant	His	toric England	Save	e Britain's Heritage	Norwi	ch Society	Norwich Cycling Campaign		Prospect of resolution
		No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	
	ment of Common Ground section						, ,					
head												
1	The Site and Surroundings	1										
2	Constraints	1										
3	Relevant planning history	1										
4	Description of the Proposal	1										
5	Relevant planning Policy and other	1						3	This section omits some			
	material consideration								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			
Norw	rich City Council: Planning matters (as								pondies zim e ei zim ez			
	red to in the Committee Report)											
Main	issue 1: Principle of development											
6	Most important development plan	1										
	policies for the consideration of this											
	matter:											
	JCS11: Norwich City Centre											
	,											
7	Most relevant sections of the NPPFfor	1						1	It would seem that the majority			
	the consideration of this matter:								of the development will be buil	lt		
	 Chapter 2. Achieving sustainable 	<u>:</u>							to current building standards:			
	development								we suggest that the majority			
	Chapter 11 Making efficient use								should be built to passivhaus or	r		
	of land								near-passivhaus to minimise climate change emissions			
									chinate change emissions			
8	JCS 11: Anglia Square is identified as an	1										
	'Area of Change' within the Northern											
	City Centre.											
9	Local development plan policies have	1										
	identified Anglia Square as a site for											
	comprehensive redevelopment since											
	2004.											
10	Paragraph 128 -140 of the Committee	1						1	We assume that 'of this kind' in			
	Report presents an accurate								paragraph 1402 referred to the	2		
	assessment and reasoned conclusion								definition in paragraph 139			

	regarding the principle of development.				rather than anything proposed by the developer		
Main	issue 2: Development Viability				by the developer		
11	The following submitted evidence						
[-	documents provide an appropriate and						
	robust basis for assessing development						
	viability of the proposed scheme:						
12	CD7.87: Anglia Square Viability	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		
13	CD CD9.4: DVS Review of	1			icust, auxicus		
	Development Viability						
	Assessment (dated 9						
	November 2018)						
14	Paragraph 8a) of the NPPF requires the	1					
	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.						
15	Development viability is a material	1		3	The relevance of development		
'	planning consideration.	-			viability in terms of being a		
	planning consideration.				material planning consideration		
					is limited and should not be a		
					reason for accepting a proposal		
					that fails to meet important obligations imposed by the		
					local authority		
16	Development viability is a material	1		2	Deliverability of a		
	planning consideration when				particular development is		
	considering whether a				not a material planning		
	development/site is deliverable.				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	1					
	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						

i	ı			1	i	i		1	
	which would have wide community and	l l							
	regeneration benefits								
18	Norwich City Council have successfully	1							
	bid for £15million of Housing								
	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								
	deliverable								
20	The following submitted evidence	1							
	=								
	documents provide a proportionate								
	and robust basis for assessing								
	'reasonable alternatives' studied by								
24	the applicant:								
21	 ES Chapter 4 Proposed 	1							
	development and Alternatives								
	(CD4.86 ES Vol 2 (d))								
22	 SEI Chapter 4 Proposed 	1					We do not believe that		
	development and Alternatives						alternatives been properly		
	(CD7.81SEI(d))						considered		
23	Paragraph 142 – 168 of the Committee	1					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		
	submitted and alternative schemes.								
24	S106 Obligation Schedule 3 meets the	1							
	requirements of paragraph 55 of the								
	NPPF and secures further viability								
	reviews over the lifetime of the project.								
Mair	issue 3: Impact of								
	Development on European Designated								
Sites									
25	Most important development plan	1							
23									
	policies for the consideration of this								
	matter:								
	JCS1: Addressing climate change								
	and protecting environmental								
	assets.								
	DM6: Protecting and enhancing								
	natural resources								
		<u> </u>							
26	Most relevant sections of the NPPFfor	1							
	the consideration of this matter:								
	 Chapter 2. Achieving sustainable 								
	development								
	Chapter 15 Conserving and								
	enhancing the natural								
	environment								
1		1 1							
		1		J.	Į.		<u> </u>		

ı	1	1 1	1	1	1 1	,	,	ı
27	The following submitted evidence							
	documents provide an appropriate and	l l						
	robust basis for assessing likely in							
	combination effects of the proposed							
	development :							
	·	-						
28	 ES Chapter 12 Ecology (March 	1						
	2018) (CD4.86 ES VOL 2 (I))							
29	ES 12.1 Ecology AA (CD4.86ES)	1						
	VOL 3 (r))							
	VOL 3 (1))							
30	 Chapter 12 Ecology (September 	1						
	2018)(CD7.81 SEI (I) SEI)							
31	Ecology Note of Clarification	1						
	(CD8.2)							
	(CD0.2)							
	D 1.460 404 611 5	+						
32	Paragraph 169 - 181 of the Committee	1				We largely agree with this		
	Report presents an accurate					section, but note that		
	assessment and reasoned conclusion					acceptability is contingent		
	regarding the impact of the							
	development.					on securing the necessary		
	development.					developer contributions to		
						mitigate the cumulative		
						impact of the		
						development.		
33	S106 Obligation Schedule 9 meets the	1						
	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							
Main	issue 4: Principle of Housing							
	·							
34	Most important development plan	1						
	policies for the consideration of this							
	r e e e e e e e e e e e e e e e e e e e							
	matter:							
	 JCS4: Housing Delivery 							
	(although this is now out of date	ا و						
	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	1						
	the consideration of this matter:							
		.						
	Chapter 5. Delivering a sufficient	١						
	supply of homes							
	 Chapter 11. Making efficient use 	ا						
	of land							
36	The following document provides an up	n 1						
	1 ionomino document provides an ap	~ _						

							_	_
	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)							
37	Housing land supply (for the year 2017-	1						
	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-	1						
	2018) for the							
	Norwich Policy Area, measured against							
	JCS4 housing targets stands at:							
	• 3.94 years ¹							
	• 5.94 years							
39	The following document provides an	1						
39		•						
	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)							
40	Based on evidence set out in the	1						
	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	1						
	of meeting 22% of Norwich's predicted							
	need or 1 and 2+ bedroom flats							
42	Based on evidence set out in the	1						
	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							
43	Based on evidence set out in the	1			2	A large development such as		
	Central Norfolk Strategic Housing					this should reflect a far better		
	Market Assessment (ORS June 2017)					balance, in particular by		
<u> </u>	Product / 1000000111CTTC (ONO JUINE 2017)	1	<u> </u>	<u> </u>	1	<u> </u>		

	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 be houses.					
44	The proposed affordable homes 1		2	This is a long way from meeting		
7.7	· · ·			the aspirations of the planning		
	comprising a minimum of 109 x 1			guidance for the site		
	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					
	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		3	The proposed social rent		
	including 85% for social rent will assist			proportion is only valid if		
	in providing homes for those most in			there are social housing		
	affordable housing need in Norwich					
	8			providers willing to		
				operate them. No		
				evidence has been		
				provided to satisfy the		
				requirements of the		
				I -		
				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					
	housing need in Norwich.					
48	In accordance with DM2, all residential 1					
	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 1					
	(1209-1250 dwellings) will assist in					
	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,		
	absolute communicity to on-site			are within later phases,		

		•		1	•	,	1	
	provision of a minimum of 120					and therefore there is no		
	affordable dwellings significantly					guarantee that they will be		
	increasing supply within the locality of					delivered.		
	the site (NR3 postcode).					delivered.		
52	Paragraph 182 - 223 of the Committee 1							
7-								
	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.							
53	Recommended planning condition no. 1							
	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.							
	issue 5: Proposed Retail and Other							
Towr	Centre Uses							
54	Most important development plan 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 centreshopping							
	Supporting city centreshopping							
55	Most relevant sections of the NPPFfor 1							
	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							
56	The application site (main site see 1							
	paragraph 7) falls entirely within the							
1	boundary of the Anglia							
1	Square/Magdalen Street centre,							
1	defined as a Large District Centre under							
1								
F 7	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							
1	permitted within large district centres							
1	where their scale is appropriate to the							
		•	-				•	

i	1			1	i	1	1	i i	1
	centre's position in the hierarchy as set								
	out in JCS policy 19 and does not								
	exceed the indicative thresholds set out		'						
	in DM Plan Appendix 4								
58	DM Plan Appendix 4 sets no threshold	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 ²								
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								
	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								
	65 and S106 Obligation Schedule 4, 5								
	and 8 meet the requirements of		'						
	paragraph 55 of the NPPF and ensure		'						
	the development supports the vitality								
	and viability of the Large District Centre		'						
	and mitigate impact on the City								
	Centre's defined primary and								
	secondary retail areas								
63	With the imposition of the	1							
	aforementioned planning conditions,		'						
	no 'significant adverse impact' under								
	the terms set out in paragraphs 89 and								
	90 of the NPPF will occur.		'						
	issue 6: Socio- economic considerations								
64	Most important development plan	1							
	policies for the consideration of this		'						
	matter:		'						
	JCS 5 The economy JCS 4		'						
	Housing delivery		'						
	 JCS 7 Supporting communities 		'						
			'						
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 homes								
	 Chapter 6 Building a strong, 								
	competitive economy								
	Chapter 8 Promoting healthy								
	and safe communities								
	and said communicies	<u> </u>							

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 The following documents provide an appropriate and robust basis for samples and robust basis for assessing likely in combination effects of the proposed development:	
appropriate and robust basis for assessing likely in combination effects of the proposed development: 67	
assessing likely in combination effects of the proposed development: 67 • ES Chapter 11 Anglia Square Socio- Economics Assessment	
of the proposed development: • ES Chapter 11 Anglia Square Socio- Economics Assessment 1 Socio- Economics Assessment	
• ES Chapter 11 Anglia Square Socio- Economics Assessment	
Socio- Economics Assessment	
(CD4.86 ES VOL 2 (k) and	
technical appendix CD4.86 ES	
VOL 3 (n))	
68 • SEI Chapter11 Anglia Square 1	
Socio- Economics Assessment	
(CD7.81 SEI (k)	
69 Paragraphs 258 – 301 of the Committee 1	
Report present an accurate assessment	
and reasoned conclusion regarding the	
impact of the development.	
70 Recommended planning conditions no. 1	
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.	
Main issue 7: Design and heritage	
71 Most important development plan 1	
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	
DM3: Delivering high quality	
design	
DM9 Safeguarding Norwich's	
heritage	
nerrage	
72 Most relevant sections of the NPPFfor 1	
the consideration of this matter:	
Chapter 2 Achieving sustainable	
development	
Chapter 12 Achieving well-	
designed places	
Chapter 16 Conserving and	
enhancing the historic	
environment	
73 The entire site is located within the 1	
boundary of Norwich City Centre	
Conservation Area	

Angle square character area of the Norwich City Center Conservation And Recommendation and Conservation And Recommendation and Conservation And Recommendation and Conservation And Recommendation and Conservation And Recommendation and Conservation And Recommendation and Conservation And Recommendation and Conservation And Recommendation						,	
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Nerwick City Control Conservation Area The part of Land on Edward Street New Dearton Bocome part of the Northern City Chearder Area. The buildings comprising the Angla 1 Square centre are denrified to inquirities of parties (control of the Northern City Chearder Area. The buildings comprising the Angla 1 Square centre are denrified to inquirities of parties (control of the City City City City City City City City		Anglia Square character area of the			İ	the St Augustines Gyratory,	
Privated Street has De Goto become part of the Northern City Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character Area. Property Character City Centre Character City Centre Character City Centre Character City Centre Character City Centre Character City Centre Character City Centre Character City Ch		Norwich City Centre Conservation Area					
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Northern City Character Areas Northern City Character Areas							
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15							
Square centre are identified as negative buildings in the Norwich City Centre Conservation Area Appraisal Maillaing for tile 2 (Bit san 1 1 1 1 1 1 1 1 1							
buildings in the Nowth-City Centre Conservation Area Appraisal 76 Building for Liet 22 (Bill is am appropriate and robust tool for assessing the place making qualities of the proposal development. 77 The assessment of each Bill question set out in the Committee Report at portugations 315 - 339 is correct, subject to the committee Report at portugations 315 - 339 is correct, subject to the committee Report at portugations and for QB, a comment added: The throat of qB 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 grang. 78 off. Question 1 – Amber 1	75	, , ,	1	2			
Conservation Area Appraisal 78 Buildings for Life 21 (BLI) is in appropriate and robust tool for susessing the place making you walker or the proposal development. 79 The assessment of each BLI Question be to use in the Committee Report at paragraphs 315 : 399 is correct, subject to the comment below: And for GB, a comment added: The throat of gB is the legibility of the esidential celerate inchanges of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of the establishment of gB is the legibility of gB is							
26 Building for Life 12 (BH) is an		· ·				roundabout are locally	
## proportial and robust tool for assessing the place making qualities of the proposal development. ## proposal development. ## To the assessment of each Bit Question set out in the Committee Report at paragraphs 31s -350 is correct, subject to the comment below: and for QB, a comment added: ## The throut of RB is the ligibility of the residential octornal 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. ## Stit Question 1—Amber ## All Question 2—Green ## Question 2—Green ## Question 3—Green ## Quest		Conservation Area Appraisal				listed	
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Part Part						more than outweighs the	
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80 BfL Question 3 – Green 1 81 BfL Question 4 – Amber 1 2 Red - The number of affordable homes is significantly under target; very few 3-bed homes 82 BfL Question 5 – Amber 1 2 Red - sense of place does not derive from the character of the local area, and will in fact largely destroy it 83 BfL Question 6 – Green 1 2 Red - this question has been considered to only							
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B3 BfL Question 6 – Green 1 2 Red - this question has been considered to only	82	BTL Question 5 – Amber		[2			
83 BfL Question 6 – Green 1 Peen Considered to only							
BfL Question 6 – Green 1 2 Red - this question has been considered to only							
been considered to only	02	Pfl Question C. Crear	1				
	83	BIL Question 6 – Green					
refer to existing buildings							
within the site, but it							
should also consider its						should also consider its	

				context, who	ere the	
					e totally out of	
				scale with su		
				buildings. Th	ere are	
				serious conc	erns about the	
				microclimate		
					=	
				the height a		
				,	n of the new	
				buildings the	e pages of it	
84	BfL Question 7 – Green 1			2 Red – again thi	s should consider	
				surrounding st	reets and spaces,	
				not just those		
				The scale of the		
					totally dominate	
				and overshado		
				surrounding st		
85	BfL Question 8 – Amber 1				th the comments	
					nould have scored	
				a red rating		
86	BfL Question 9 – Green 1			5		
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 shou	ıld be	
	Report present an accurate and			downgraded fo	or questions 1-8,	
	reasonable assessment of the proposed			therefore the s	ummary	
	development			conclusions are	not acceptable	
The T	ower					
THE I	owei					
91	The insertion of a tower into the city 1			2 This is not a va	lid argument	
	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.					
92	A tower at Anglia Square is capable of 1			2 A tower is not	required to	
	symbolizing the regeneration of the			attract people,	and has no role	
	area and attracting people to it.			in symbolizing	regeneration	
93	Public spaces in Norwich are not 2	The Applicant does not accept		1 This is obvious	y relevant as it	
	traditionally, consistently or necessarily	this is a relevant consideration		defines the loc	•	
	marked with tall buildings.			public spaces in	_	
94	A residential tower has less justification 3	The tower signifies a major		1 There is no trace		
94		regeneration area which	İ	residential tow		
	for marking public spaces or	features many new dwellings.			on the contrary	
	punctuating the skyline than a tower	There is no policy or other best		the symbolism		
	with a civic or spiritual purpose.	practice which requires a			e '60's achieves a	
		particular use to justify a tower		negative assoc		
95	A tower would act as a waymarker 1	particular doc to justify a tower			ous argument:	
	helping people to orientate and				s and City Hall	
					· ·	
	navigate around the city, and			already provi	ue adequate	
	contributing to its legibility generally.			waymarkers		

	1	1	1	ĺ	1 1	i	I	1 1
96	Anglia Square is a the only large district	1					Agreed it is the only large district	
	centre in the north of the city centre						centre, but that is justification	
	and is therefore the most suitable place	2					for a tower	
i I	in that part of the city centre for a							
!	tower to be located.							
97	The proposed location for the tower is	1				2	Disagree with the concept of a	
	the most suitable place within the						tower, so nowhere in the	
	Anglia Square redevelopment area						development is the most	
	because it faces the largest publicspace	,					suitable	
	•							
	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	1						
i	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	1				3	It is architecturally	
	tower is distinctive by comparison with						undistinguished and	
i	towers in other cities and other						differentiation is therefore	
							irrelevant	
!	buildings within the Anglia Square							
	development.							
100	The tower fails to provide public vantage	3	There is no requirement for			2	No reason to provide public	
	points, which would have been desirable.		such access in policy or best				vantage points – the city already	
			practice.				has fine panoramic vantage	
į							points	
Herita	age Impact							
	o ,							
		1						
	The Main Heritage Assets listed in Table	1						
	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of	1						
	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a							
	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of							
	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basisfor							
	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							
	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							
	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							
	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							
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	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							
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets.					3	The descriptions of the assets	
	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. Pages 30 – 60 of the Built Heritage					3	The descriptions of the assets and their settings are generally	
102	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets. Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i))						and their settings are generally	
102 	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets. Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i)) provides an accurate description of the						and their settings are generally acceptable, however we	
102 	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets. Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i))						and their settings are generally acceptable, however we disagree with the conclusions	
102 	The Main Heritage Assets listed in Table 1 – Appendix 4 of the Statement of Common Ground provide a proportionate and appropriate basis for assessing impact of the development on the historic environment. The parties to the Inquiry have set out their differing views on the impact of the development on the significance of the listed heritage assets. Pages 30 – 60 of the Built Heritage Assessment (CD4.86 ES Vol 3 (i)) provides an accurate description of the						and their settings are generally acceptable, however we disagree with the conclusions drawn about the impact of the	
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1	of the development.	1		1	ı	ĺ		1		İ
105	The proposed development will not			2		Totally strongly disagree with	2			
103	lead to substantial harm to any					this assertion, which contradicts	_			
	designated heritage asset					the Council's own report				
106	Development viability and deliverable			2		Our heritage is irreplaceable and	2			
100	alternatives are material to the					should not be jeopardized for	_			
	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.			2	_	The quoted planning conditions	,	We agree that the conditions		
107				2		will secure satisfactory scheme	3	that are in place area		
	4, 5, 58, 60 meet the requirements of					design as we object to the		appropriate, but disagree that		
	paragraph 55 of the NPPF, secures					current design and quantum of		this secures a satisfactory		
	satisfactory scheme design and					he proposals		scheme design or is appropriate		
	appropriate measures to mitigate the impact of development.							to mitigate the impact of the		
	· ·							development.		
	issue 8: Landscaping and openspace									
108	Most important development plan	1								
	policies for the consideration of this									
	matter:									
	JCS 1: Addressing climate change and protecting applies mental									
	and protecting environmental assets									
	JCS: Promoting good design DM2:									
	Amenity									
	DM3: Delivering high quality design									
	DM8 Planning effectively for open									
	space and recreation									
100	Mark and a continue of the NDDE for	1								
109	Most relevant sections of the NPPF for	1								
	the consideration of this matter:									
	 Chapter 2 Achieving sustainable development 									
	Chapter 8 Promoting healthy and									
	safe communities									
	Chapter 12 Achieving well-designed	ı								
	places									
	 Chapter 15 Conserving and 									
	enhancing the natural environment									
110	The following submitted evidence				\dashv					
110	documents provide an appropriate and									
	robust basis for assessing likely effects									
	of the proposed development:									
111	Landscape Report) CD 4.92	1			\dashv					
112	Landscape Strategy Addendum	1								
	(CD7.85)									
113	Landscape General Arrangement	1								
	(CD7.83)									
	(35.133)									
114	Roofplan General Arrangement	1								
	(CD7.84)									
115	Dat Currier Banast (CDC 4)	1								
115	Bat Survey Report (CD8.4)	μ								

ı	1	ı		1		1	İ
1	16 • Arboricultural Impact Assessment						
1	·						
	and Protection Plan (CD4.82)						
1	Paragraphs 439 - 461 of the Committee	1					
	Report present an accurate assessment						
	and reasoned conclusion regarding the						
	proposal and the impact of the						
	development.						
4	·	1					
1	Recommended planning conditions no.						
	5, 15 and S106 Obligation Schedule 4						
	and 11 meet the requirements of						
	paragraph 55 of the NPPF, secure						
	public and environments benefits and						
	satisfactory measures to mitigate the						
L	impact of development.						
Λ	Main issue 9: Amenity						
	10 Mark important de als als als	4			3 We would also consider DM30		
1	Most important development plan	1					
	policies for the consideration of this				and DM31 to be of particular relevance here, in particular		
	matter:				DM31e.		
	DM2: Amenity				DIVISIE.		
	DM12: Ensuring well-planned						
	housing development						
	DM13 Communal development and						
	multiple occupation						
1	20 Most relevant sections of the NPPF for	1					
	the consideration of this matter:						
	Chapter 11 Making effective use of						
	land						
	Chapter 12 Achieving well-designed						
	places						
	·						
1	The following documents provide an						
	appropriate and robust basis for						
	assessing the impact on the						
	surroundings and future conditions						
	within the development:						
1	Daylight and Sunlight Report	1			2 We disagree with the analysis		
	(CD4.84)				of the data and conclusions		
L					reached within this report.		
1	Daylight and Sunlight Report	1			This report reaches		
	Addendum (CD7.78)				unreasonable conclusions,		
					particularly given that		
					Dalymond Court was not built when the previously consented		
					scheme received permission.		
1	Paragraphs 462 - 481 of the Committee	1					
ſ	Report present an accurate assessment						
	and reasoned conclusion regarding the						
	proposal and the impact of the						
	development.						
N	Nain issue 10: Transport			 			
1	nam issue 10. Halisport						
			<u> </u>	i	ı	ı	

	Most important development plan policies for the consideration of this matter: • JCS6: Access and transportation • DM28 Encouraging sustainable travel • DM29 Managing car parking demand in the city centre • DM31 Car parking and servicing • DM32 Encouraging car free and low car housing					
	Most relevant sections of the NPPF for the consideration of this matter: Chapter 9, paras 102 – 111: Promoting sustainable transport; in particular, the proposed development:					
127	 complies with planning policies (104) 	1				
128	has an appropriate level of parking (105, 106)	1				
129	has had the level of impacts determined and effectively mitigated to an acceptable degree (108) and that the t residual cumulative impacts on the road network would not be severe (109)	1				
130	 would give priority to 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) 	1				
	The following documents provide an appropriate and robust basis for assessing the cumulative impact of the development on the transport network and on highway safety:					
132	Design and Access Statement (CD4.10)	1				
133	Access Plan (CD4.13)	1				
134	ES Chapter 6 Highways, Traffic and Transport (CD4.86 ES VOL 2 (f)	1				
135	Design and Access Statement Addendum (CD7.10)	1				
136	SEI Chapter 6 Transport (CD7.81 SEI (f))	1				

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Anglia Square Transport Assessment (March 2018) (CD4.86 ES VOL 3 (h))	1						
Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018)	1						
• Cycle Provision Schedule (CD7.73)	1						
• Proposed Parking Schedule (CD7.74)	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							
Main 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 impact of the development on the environment:							
• ES Chapter 10 Air Quality (CD4.86 VOL 2 (J))	1						
• Air Quality Assessment (CD4.86 ES VOL (m)	1						
• SEI Chapter 10 Air quality (CD7.81 SEI (J))	1						

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149	 Revised Air Quality Assessment 	1						
	(CD7.77)							
150	Paragraphs 509 - 525 of the Committee	1						
	Report present an accurate assessment							
	and reasoned conclusion regarding the							
	proposal and the impact of the							
4 = 4	development.							
151	The development incorporates	1						
	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							
4.50	strategy							
152	Recommended planning conditions	1						
	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							
0.1								
Otne	r matters: Noise							
153	Most important development plan	1						
	policies for the consideration of this							
	r							
	matter:							
	DM2 Ensuring satisfactory living							
	and working conditions							
	DM11 Protecting against							
	environmental hazards							
		1						
154	Most relevant sections of the NPPF for	1				Chapter 8 is also particularly		
	the consideration of this matter:					relevant for this issue.		
	 Chapter 15 Conserving and 							
	enhancing the natural environment							
155								
	The following documents provide an							
	The following documents provide an appropriate and robust basis for							
	appropriate and robust basis for							
	appropriate and robust basis for assessing the impact of the							
156	appropriate and robust basis for assessing the impact of the development on the environment:	1						
156	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL	1						
156	appropriate and robust basis for assessing the impact of the development on the environment:	1						
	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))							
156 157	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3							
	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))							
	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i))	1						
157	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3	1						
157	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i))	1						
157 158	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i)) • SEI Chapter 9 Noise (CD7.81 SEI (i)) • Environmental Noise Assessment	1						
157 158	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i)) • SEI Chapter 9 Noise (CD7.81 SEI (i)) • Environmental Noise Assessment Addendum (September 2018)	1						
157 158	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i)) • SEI Chapter 9 Noise (CD7.81 SEI (i)) • Environmental Noise Assessment	1						
157 158	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i)) • SEI Chapter 9 Noise (CD7.81 SEI (i)) • Environmental Noise Assessment Addendum (September 2018) (CD7.81)	1 1 1						
157 158 159	appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL3 (i)) • SEI Chapter 9 Noise (CD7.81 SEI (i)) • Environmental Noise Assessment Addendum (September 2018)	1 1 1 1						

	1 1	1 1	1 1		1	
and reasoned conclusion regarding the						
proposal and the impact of the						
development.						
161 Recommended planning condition no	1					
41 meets the requirements of						
paragraph 55 of the NPPF, secures						
satisfactory scheme design and						
appropriate measures to mitigate the						
impact of development.						
Other matters: Wind turbulence						
162 The following documents provide an	1					
	•					
appropriate and robust basis for						
assessing the impact of the						
development on the environment.						
 Anglia Square Wind Assessment 						
and desk study (Sept 2018)						
Paragraphs 536 - 539 of the Committee	1					
Report present an accurate assessment						
and reasoned conclusion regarding the						
proposal and the impact of the						
development.						
Other matters: Energy and water						
Other matters. Energy and water						
164 Most important development plan	1			2 Add DM4		
policies for the consideration of this						
matter:						
JCS3: Energy and water						
DM3: Delivering high quality design						
165 Most relevant sections of the NPPFfor	1					
the consideration of this matter:						
Chapter 14 Meeting the challenge						
of climate change, flooding and						
coastal change						
coastai criange						
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	1					
2018)						
168 • Energy Statement Report (Rev A)	1			The energy efficiency measures		
(Sept 2018) (CD7.79)				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		
<u> </u>	1	1 1	1 1	, , , , , , , , , , , , , , , , , , , ,	ı	

				_	_			_
						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	1				-		
103		•						
	Report presents an accurate							
	assessment and reasoned conclusion							
	regarding							
	the proposal and the impact of the							
	development							
170	Recommended planning conditions no.	1						
170								
	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	1		+	2	We can't find this condition		
-/-						within the committee report.		
	The residential development shall							
	incorporate sustainable design and							
	construction measures to achieve the			1				
	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.							
Oth	er matters: Archaeology							
172	Most important development plan	1						
172	Most important development plan	1						
172	policies for the consideration of this	1						
172	policies for the consideration of this matter:	1						
172	policies for the consideration of this	1						
172	policies for the consideration of this matter:	1						
	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage	1						
172	policies for the consideration of this matter: • DM9 Safeguarding Norwich's	1						
	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for	1						
	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter:	1						
	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and							
	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter:							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment							
	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment:							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86							
173	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86							
173 174 175	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h))							
173 174 175	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h))							
173 174 175	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) • Archaeology Impact Assessment (CD4.86 ES VOL 3 (k)							
173 174 175	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) • Archaeology Impact Assessment (CD4.86 ES VOL 3 (k)							
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173 174 175 176	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) • Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) • SEI Chapter Archaeology (CD7.81 SEI (h)	1						
173 174 175	policies for the consideration of this matter: • DM9 Safeguarding Norwich's heritage Most relevant sections of the NPPF for the consideration of this matter: • Chapter 16 Conserving and enhancing the historic environment The following documents provide an appropriate and robust basis for assessing the impact of the development on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) • Archaeology Impact Assessment (CD4.86 ES VOL 3 (k)	1						

	and reasoned conclusion regarding the						
	proposal and the impact of the						
	development.						
179		1					
1/9	Recommended planning condition no.	-					
	29 and 30 meet the requirements of						
	paragraph						
	55 of the NPPF, secures appropriate						
	measures to mitigate the impact of						
	development						
Otho	er matters: Flood risk and surface						
	er 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						
	TISK						
181	Most relevant sections of the NPPFfor	1					
	the consideration of this matter:						
	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						
	development on the environment:						
183	Flood Risk Assessment Part 1 March	1					
	2018 (CD4.87)						
	1010 (01 1107)						
184	Flood Risk Assessment Part 2	1					
	(CD4.88)						
	(65 1.66)						
185	Flood Risk Assessment Addendum	1					
	(CD7.82)						
	(CD7.82)						
186	Paragraphs 549 - 553 of the Committee	1					
100							
	Report present an accurate assessment						
	and reasoned conclusion regarding the						
	proposal and the impact of the						
	development.						
187	Recommended planning conditions no.	1					
	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						
Othe	r matters: Contamination						
188	Most important development plan	1					
	policies for the consideration of this						
	P	·		-i	l .	 ·	

			•					•
	matter:							
	 DM11 Protecting against 							
	environmental hazards							
189	Most relevant sections of the NPPF for	1						
	the consideration of this matter:							
	Chapter 15 Conserving and							
	enhancing the natural environment							
	emancing the natural environment							
190	The following documents provide an	1						
130								
	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)							
191	Paragraphs 554 - 555 of the Committee							
	Report present an accurate assessment							
	and reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
192		1						
	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							
Otr	ner matters: Health impact							
193	Most important development plan	1			2	We consider DM22 to be		
133	policies for the consideration of this					particularly relevant to this		
	r I					issue.		
	matter:					issue.		
	 JCS 7 Supporting communities 							
	too / outporting communities							
101		1						
194	Most relevant sections of the NPPF for	1						
194	Most relevant sections of the NPPF for the consideration of this matter:	1						
194	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and	1						
194	Most relevant sections of the NPPF for the consideration of this matter:	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities	1						
194 195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development.	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development.	1						
195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89)	1						
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee	1						
195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee Report present an accurate assessment	1						
195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee	1						
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195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee Report present an accurate assessment	1						
195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1						
195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) 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,	1						
195	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 8 Promoting healthy and safe communities The following documents provide an appropriate and robust basis for assessing the impact of the development. • Health Impact Assessment Report (CD4.89) Paragraphs 556 - 561 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1						

ı		1 1	1 1	1 1	1 1	1	1
	the requirements of paragraph 55 of						
	the NPPF, secure measures to mitigate						
	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						
	proposal.						
199	NPPG (Paragraph: 020 Reference ID:	1			3 Also needs to be weighed		
	18a-020-20190723) defines public				against other forms of harm,		
	benefits as, including anything that				not just designated heritage		
	delivers economic, social or				assets.		
	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:						
	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	1					
	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						
	leisure facilities and the creation of a						
	safer and more accessable public						
	spaces and routes						
	The development will positively assist						
	in addressing deprivation in this part of						
	the city						
	The proposed development will	1					
	positively support the long term vitality						
	and function of the Anglia Square						
	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			The location is highly		

development in a highly sustainable location limiting the need for travel and offering a genuine choice of transport modes		sustainable, but of transport mo sufficiently offe scheme.	des are not	
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.		We agree that rundeveloped was be positive, but replacement bu spaces are not conjustive benefit.	asteland would that ildings and f sufficient	

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=pwRE6AGJFLDNlh225F
5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTlbCubSFfXsDGW9IXnlg%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%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavXqxqqqxqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq
$\frac{30}{2}$
2. The former Budgens supermarket has been included in this total.

Anglia Square Statement of Common Ground Table 1

25.09.19

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

- 1 agreed 2 not agreed

Where either 2 is entered a comment should be added.

IMPACT ON HERITAGE ASSETS									
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*				mpact on significance		
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
Anglican Cathedral		I	7A, 8, 9, 14, 15, 20, 48, 49, 58, 60	Moderate harm				2 Harm under-estimated	
St Helen's Church		I	58, 60	Minor harm				2 Harm under-estimated	
Waterloo Park		RHPG II*	48	Minor harm				2 Harm under-estimated	
RC Cathedral		I	7, 7A, 8, 9	Moderate harm				2 Harm under-estimated	
45 London Street		II	12 , 54	Moderate harm				2 Harm under-estimated	
Castle		I, SAM	8, 9, 12, 54	Minor harm				2 Harm under-estimated	
St Andrew's Church		L	12, 54	Minor harm				2 Harm under-estimated	
City Hall		II*	8, 9, 11, 53	Minor harm				2 Harm under-estimated	
St Peter Mancroft Church		I	8, 9, 11	Negligible harm				2 Harm under-estimated	
The Guildhall		I	11	Minor harm				2 Harm under-estimated	
1 Guildhall Hill		II	11	Minor harm				2 Harm under-estimated	
St Andrews and Blackfriars Halls		I, SAM	22, 55	Minor harm				2 Harm under-estimated	
St Peter Hungate Church		I	22, 55	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,	Various	15, 16	Major harm				1	
	59, 61, 71-73 New Botolph Street								
St Augustine's Church		ı	32, 33	Negligible harm				2 Harm under-estimated	
2-12 Gildencroft		П	32, 33	Minor harm				2 Harm under-estimated	
City Wall (Magpie Road)		SAM	17	Minor harm				2 Harm under-estimated	
Upper Close (northern group)	69, 70, 71, Erpingham Gate	Various	20	Negligible harm				2 Harm under-estimated	
Maids Head Hotel		П	23	Minor harm				2 Harm under-estimated	
St Clements Church		ı	25 , 27 , 56	Major harm				1	
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	25, 27, 56	Major harm				1	
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	25	Major harm				1	
St Martin at Oak	,	ı	29	Minor harm				2 Harm under-estimated	
47-49 St Martin's Lane		П	29	Moderate harm				2 Harm under-estimated	
St George's Street group	St George's Colegate church, Bacon House, Nos	. Various	37	Minor harm				2	
0 0 1	63, 80, 82							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	42	Negligible benefit				2 Harm under-estimated	
Magdalen Street (centre and north)	Nos. 75, 105, 107	П	34, 43	Major benefit				2 Harm under-estimated	
Doughty's Hospital		П	44	Negligible harm				2 Harm under-estimated	
43-45 Pitt Street		Local	30, 46	Total loss		1		1	
St Mary's Church		ı	52	Negligible harm				2 Harm under-estimated	
Pykerell's House		II*	52	Negligible harm				2 Harm under-estimated	
69-89 Duke Street		II	52	Negligible harm				2 Harm under-estimated	
City Centre Conservation Area	<u> </u>	NA	All	Minor-Moderate harm		 		2 Harm under-estimated	
and a constitution fraction	<u> </u>	1 2 2		or moderate name		+ +		and . estimated	++

OWNSCAPE AND VISUAL IMPACT	AIVALTOIO								
/iewpoint Ref*	Viewneint name	Hovitago assets affects d**	TV/IA rating	Norwich City Council	The Applicant	Historia Fueland	CAVE	Norwish Codets	Norwish Custing Comparison
ewpoint Rei	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
stant range / Image of Norwich									
0, 0	Motram monument	Anglican Cathedral	Sensitivity	High				1	
		RC Cathedral	Magnitude of Change	Medium				2 Change under-estimated	
		Castle	Residual effect	Moderate-Adverse				2 Effect under-estimated	
		City Hall							
		St Peter Mancroft							
	Ketts Heights	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		RC Cathedral	Magnitude of Change	Medium				2 Change under-estimated	
		Castle	Residual effect	Moderate-Neutral				2 Effect under-estimated	
		City Hall							
		St Peter Mancroft							
2	Castle rampart	45 London Street	Sensitivity	High				1	
	·	Castle	Magnitude of Change	Medium				2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Adverse				1	
5	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
	, ,,	St Augustine's Street group	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
	Mousehold Avenue	RC Cathedral	Sensitivity	Low				2 Should be high	
			Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
A	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		RC Cathedral	Magnitude of Change	Medium				2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
4	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
7		g	Magnitude of Change	Medium			1 1	2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
8	Waterloo Park	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
		Waterloo Park	Magnitude of Change	Medium			 	2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
9	Aylsham Road	Anglican Cathedral	Sensitivity	Medium				2 Should be high	
-	,	g	Magnitude of Change	High		1 1	1 1	1	
			Residual effect	Major-Adverse				1	
4	Norwich Castle battlements	45 London Street	Sensitivity	High				1	
		Castle	Magnitude of Change	Medium			1 1	2 Change under-estimated	
		St Andrew's Church	Residual effect	Major-Neutral				2 Effect under-estimated	
0	Cathedral Meadow	Anglican Cathedral	Sensitivity	High				1	
		St Helen's Church	Magnitude of Change	Low-Medium			1 1	2 Change under-estimated	
			Residual effect	Moderate-Adverse				2 Effect under-estimated	
	Angel Road		Sensitivity	Low		 		2 Should be high	
	0		Magnitude of Change	Medium			† †	2 Change under-estimated	
			Residual effect	Moderate-Neutral				2 Effect under-estimated	
0	Ketts Hill		Sensitivity	Low		++		2 Should be high	
· -			Magnitude of Change	Medium		+ +		2 Change under-estimated	1
			Residual effect	Minor-Adverse				2 Effect under-estimated	

edium range / Streets, s	spaces, 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		2 Effect under-estimated
1	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium		2 Should be high
		Fye Bridge Street group	Magnitude of Change	Low		2 Change under-estimated
			Residual effect	Minor-Adverse		2 Effect under-estimated
*	Quaker Burial Ground		Sensitivity	Medium		2 Should be high
			Magnitude of Change	Medium		2 Change under-estimated
			Residual effect	Moderate-Neutral		2 Effect under-estimated
	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
		St Peter Mancroft	Magnitude of Change	Low		2 Change under-estimated
		The Guildhall	Residual effect	Moderate-Adverse		2 Effect under-estimated
		1 Guildhall Hill				
	Upper Close	Anglican Cathedral	Sensitivity	High		1
	оррег стозе		Magnitude of Change	Very Low		2 Change under-estimated
		Upper Close (northern group)	Residual effect	Minor-Adverse		2 Change under-estimated 2 Effect under-estimated
	Outside 21 Tombland	Maids Head Hotel				1
	Outside 21 Tollipidild	Maids Head Hotel	Sensitivity Magnitude of Change	High		2 Change under estimated
			Magnitude of Change	Low		2 Change under-estimated
		si el el . l	Residual effect	Moderate-Adverse		2 Effect under-estimated
	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High		
		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		2 Change under-estimated
			Residual effect	Moderate-Adverse		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		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
			Magnitude of Change	Very low		2 Change under-estimated
			Residual effect	Minor-Adverse		2 Effect under-estimated
	Fye Bridge	St Clements Church	Sensitivity	High		1
	7	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
	sand dendemans train, pare, ridee		Magnitude of Change	Very Low		2 Change under-estimated
			Residual effect	Minor-Adverse		2 Effect under-estimated
	OS St James Church, Barrack Street		Sensitivity	Low-Medium		2 Should be high
	OS SCIAMES CHUICH, BATTACK SCIECE		Magnitude of Change	Medium		2 Change under-estimated
						2 Effect under-estimated
	lunc Muchala Stroot / Calacata		Residual effect	Moderate-Beneficial		
	Junc Muspole Street / Colegate		Sensitivity Magnitude of Change	Medium Medium		2 Should be high
		+	Magnitude of Change	Medium Mederate Neutral		2 Change under-estimated
	Dakara Da	+	Residual effect	Moderate-Neutral		2 Effect under-estimated
	Bakers Road		Sensitivity	Medium		2 Should be high
		1	Magnitude of Change	Low		2 Change under-estimated
			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
	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
-				NA		Why is this NA? should be major
				NA	1 1	

Close range / Immediate environs					
ose range / mimediate environs	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium	2 Should be high
'	Julic St Augustilles St / Sussex Street	St Augustine's Street group	Magnitude of Change	High	z should be nigh
			Residual effect	Major-Adverse Major-Adverse	
,	St Augustino's Churchyard	St Augustine's Church	Sensitivity	High	1
2	St Augustine's Churchyard	2-12 Gildencroft	Magnitude of Change	High	1
		2-12 Gildeliciott	Residual effect	Major-Neutral	2 Effect under-estimated
-	lung Courgete / Bull Class			Low	
3	Junc Cowgate / Bull Close		Sensitivity Magnitude of Change	Medium	2 Should be high
			Magnitude of Change Residual effect	Moderate-Adverse	2 Change under-estimated 2 Effect under-estimated
•	Doughtule Hespital	Doughtule Hespital		Medium	
<u>•</u>	Doughty's Hospital	Doughty's Hospital	Sensitivity Magnitude of Change	Medium	2 Should be high 2 Change under-estimated
		C': 14/ II/A4 : B II	Residual effect	Moderate-Neutral	2 Effect under-estimated
/	Magpie Road	City Wall (Magpie Road)	Sensitivity	Medium-High	1
			Magnitude of Change	High	1
			Residual effect	Major-Neutral	2 Effect under-estimated
0	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low	2 Should be high
			Magnitude of Change	High	1
			Residual effect	Moderate-Beneficial	2 Effect under-estimated
3	St Augustine's Church porch	St Augustine's Church	Sensitivity	High	1
		2-12 Gildencroft	Magnitude of Change	High	1
			Residual effect	Major-Neutral	2 Effect under-estimated
4	107 Magdalen Street	Nos. 75, 105, 107 Magdalen Street	Sensitivity	Medium	1
			Magnitude of Change	High	1
			Residual effect	Major-Beneficial	2 Effect under-estimated
2	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium	2 Should be high
			Magnitude of Change	Medium	2 Change under-estimated
			Residual effect	Moderate-Beneficial	2 Effect under-estimated
3	59 Magdalen Street	Magdalen Street	Sensitivity	Low	2 Should be high
			Magnitude of Change	High	1
			Residual effect	Moderate-Beneficial	2 Effect under-estimated
6	Junc St Mary's Plain / Duke Street	43-45 Pitt Street	Sensitivity	Medium	2 Should be high
			Magnitude of Change	Low	2 Change under-estimated
			Residual effect	Minor-Beneficial	2 Effect under-estimated
8	Junc Edward Street / Magpie Road		Sensitivity	Low	2 Should be high
			Magnitude of Change	High	1
			Residual effect	Moderate-Beneficial	2 Effect under-estimated

^{*} Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number 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.

IMPACT ON HERITAGE ASSETS									
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*			Impa	ct on significance		
				Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
					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				
Anglican Cathedral		ı	7A, 8, 9, 14, 15, 20, 48, 49, 58, 60	Moderate harm	and 49))				
St Helen's Church		I	58, 60	Minor harm	2 - No harm				
Waterloo Park		RHPG II*	48	Minor harm	2 - No harm				
RC Cathedral		i I	7, 7A, 8, 9	Moderate harm	2 - No harm				
45 London Street		ll	12, 54	Moderate harm	2 - No harm				
Castle		I, SAM	8, 9, 12, 54	Minor harm	2 - No harm				
St Andrew's Church		1	12, 54	Minor harm	2 - No harm			 	
City Hall		*	8, 9, 11, 53	Minor harm	2 - No harm			+ +	
St Peter Mancroft Church		1	8, 9, 11	Negligible harm	2 - No harm				
The Guildhall		1	11	Minor harm	2 - No harm		+ +		
1 Guildhall Hill		<u>'</u>	11	Minor harm	2 - No harm		1 1	++	
St Andrews and Blackfriars Halls		I, SAM	22, 55	Minor harm	2 - No harm			++	
St Peter Hungate Church		i, saivi	22, 55		2 - No harm		+ +		
		11*		Negligible harm			+ +		
Britons Arms 2-8 Elm Hill		11.	22 , 55	Negligible harm	2 - No harm				
	N. 4.44 24 20 22 26 42 44 46 40 50 52		45.46		2 - No harm				
St Augustine's Street group	Nos. 1-11, 21-29, 22-36, 42, 44, 46, 48, 50, 52,	Various	15, 16	Major harm	2 - Moderate harm				
C. A L. Cl	59, 61, 71-73 New Botolph Street		20.00	N. P. 11. 1					
St Augustine's Church		1	32, 33	Negligible harm	1				
2-12 Gildencroft			32, 33	Minor harm	1				
City Wall (Magpie Road)		SAM	17	Minor harm	2 - No harm		1		
Upper Close (northern group)	69, 70, 71, Erpingham Gate	Various		Negligible harm	2 - No harm		1		
Maids Head Hotel		II	23	Minor harm	1				
St Clements Church		I	25, 27 , 56	Major harm	2 - Minor harm				
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	25, 27 , 56	Major harm	2 - Minor harm				
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	25	Major harm	2 - Minor harm				
St Martin at Oak		I	29	Minor harm	2 - No harm				
47-49 St Martin's Lane		II	29	Moderate harm	2 - No harm				
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	37	Minor harm	1				
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	38	Minor benefit	2 - Negligible benefit				
42-48 Magdalen Street group	-	Various	42	Negligible benefit	1				
Magdalen Street (centre and north)	Nos 75 105 107	li li	34, 43	Major benefit	2 - Minor Benefit				
Doughty's Hospital	11051 75, 105, 107		44	Negligible harm	2 - Minor harm				
43-45 Pitt Street		Local	30. 46	Total loss	1			+ +	
St Mary's Church		1	52	Negligible harm	2 - No harm				
Pykerell's House		*	52	Negligible harm	2 - No harm	1	+ +	+ +	
69-89 Duke Street		II	52 E2		2 - No harm		+ +	+ +	
03-03 Duke Street		"	32	Negligible harm	Z - INO HATTII		++		
City Centre Conservation Area		NA	All	Minor-Moderate harm	2 - Minor benefit				

OWNSCAPE AND VISUAL I	MPACT								
ewpoint Ref*	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	The Applicant	Historic England	SAVE	Norwich Society	Norwich Cycling Campaign
po		nemage assets anested	- Transama	Troi mon only countries	Тистърносно	Those Ingland		inormon coulcty	Trontier 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.				
ant range / Image of No		Anglisan Cathodral	Consitiuity	High					
	Motram monument	Anglican Cathedral RC Cathedral	Sensitivity Magnitude of Change	High Medium	+				+ +
		Castle	Residual effect	Moderate-Adverse					
		City Hall	nesidadi errece	Wiodelate / Averse					
		St Peter Mancroft							
	Ketts Heights	Anglican Cathedral	Sensitivity	Medium					
		RC Cathedral	Magnitude of Change	Medium					
		Castle	Residual effect	Moderate-Neutral					
		City Hall							1 1
		St Peter Mancroft							
	Castle rampart	45 London Street	Sensitivity	High					
		Castle	Magnitude of Change	Medium					
		St Andrew's Church	Residual effect	Major-Adverse					
	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium					
		St Augustine's Street group	Magnitude of Change	Medium					
			Residual effect	Moderate-Adverse					
	Mousehold Avenue	RC Cathedral	Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium					<u> </u>
		RC Cathedral	Magnitude of Change	Medium					1
			Residual effect	Moderate-Adverse					
	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium					
			Magnitude of Change	Medium					++
	Markeyle - Devil	Analisa a Cathardeal	Residual effect	Moderate-Neutral					
	Waterloo Park	Anglican Cathedral	Sensitivity Magnitude of Change	Medium			++		
		Waterloo Park	Residual effect	Moderate-Adverse					
	Aylsham Road	Anglican Cathedral	Sensitivity	Medium					++
	Ayisilalii Kodu	Aligiican Cathediai	Magnitude of Change	High					+ +
			Residual effect	Major-Adverse					
	Norwich Castle battlements	45 London Street	Sensitivity	High					
	To the desire sattlements	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			1 1		1
			Residual effect	Moderate-Adverse					
	Angel Road		Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
	Ketts Hill		Sensitivity	Low					
			Magnitude of Change	Medium					
			Residual effect	Minor-Adverse					

Medium range / Streets, spaces,									
ncidental									
22	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High					
			Magnitude of Change	Low					
			Residual effect	Moderate-Adverse					
27***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium					
		Fye Bridge Street group	Magnitude of Change	Low					
			Residual effect	Minor-Adverse					
31***	Quaker Burial Ground		Sensitivity	Medium					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
38	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High					
			Magnitude of Change	Low-Medium					
			Residual effect	Moderate-Beneficial					
11	Outside Forum	City Hall	Sensitivity	High					
		St Peter Mancroft	Magnitude of Change	Low					
		The Guildhall	Residual effect	Moderate-Adverse					
		1 Guildhall Hill							
20	Upper Close	Anglican Cathedral	Sensitivity	High			1 1		
		Upper Close (northern group)	Magnitude of Change	Very Low					
		, , , , , , , , , , , , , , , , , , , ,	Residual effect	Minor-Adverse					
23	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High					
			Magnitude of Change	Low					
			Residual effect	Moderate-Adverse					
25	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High					
	June Wensum Street, Emilia	Fye Bridge Street group	Magnitude of Change	Medium					
		Wensum Street group	Residual effect	Major-Adverse					
29	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium					
	Julie Oak Street / St Wartin's Lane	47-49 St Martin's Lane	Magnitude of Change	Medium	+ +		+	+ +	
		47 45 SCIVIAI CITTS LATIC	Residual effect	Moderate-Adverse					
27	Junc Calvert Street / St Georges Street	St George's Street group	Sensitivity	High					
37	Julic Calvert Street / St Georges Street	St George's Street group	Magnitude of Change	Medium	+ +		+	+ +	
	Desembrutone	C+ Manula Church	Residual effect	Major-Neutral					
52	Rosemary Lane	St Mary's Church Pykerell's House	Sensitivity	High Low	+ +				
			Magnitude of Change						
	City Hall balance	69-89 Duke Street	Residual effect	Moderate-Adverse					
53	City Hall balcony	City Hall	Sensitivity	High	+ +				
			Magnitude of Change	Low					
			Residual effect	Moderate-Neutral					
55	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High					
			Magnitude of Change	Very low					
			Residual effect	Minor-Adverse					
56	Fye Bridge	St Clements Church	Sensitivity	High					
		Fye Bridge Street group	Magnitude of Change	Low					
			Residual effect	Moderate-Adverse					
13	Junc Gentlemans Walk / Davey Place		Sensitivity	High	+				
			Magnitude of Change	Very Low					
			Residual effect	Minor-Adverse					
19	OS St James Church, Barrack Street		Sensitivity	Low-Medium					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Beneficial					
36	Junc Muspole Street / Colegate		Sensitivity	Medium					
			Magnitude of Change	Medium					
			Residual effect	Moderate-Neutral					
50	Bakers Road		Sensitivity	Medium					
			Magnitude of Change	Low					
			Residual effect	Minor-Neutral					
51	Sussex Street		Sensitivity	Medium					
			Magnitude of Change	Low	1 1				
			Residual effect	Minor-Neutral					
58	Great Hospital - The Church St Helen		Sensitivity	NA					
			Magnitude of Change	NA	1 1				
	1		Residual effect	NA	1 1				
				1			1 1		

Close range / Immediate environs							
16	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium			
			Magnitude of Change	High			
			Residual effect	Major-Adverse			
32	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High			
		2-12 Gildencroft	Magnitude of Change	High			
			Residual effect	Major-Neutral			
15	Junc Cowgate / Bull Close		Sensitivity	Low			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Adverse			
4	Doughty's Hospital	Doughty's Hospital	Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
17	Magpie Road	City Wall (Magpie Road)	Sensitivity	Medium-High			
			Magnitude of Change	High			
			Residual effect	Major-Neutral			
0	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			
3	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	Sensitivity	Medium			
			Magnitude of Change	High			
			Residual effect	Major-Beneficial			
2	39 Magdalen Street	42-48 Magdalen Street	Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Beneficial			
3	59 Magdalen Street	Magdalen Street	Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			
6	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 / Magpie Road		Sensitivity	Low			
			Magnitude of Change	High			
			Residual effect	Moderate-Beneficial			

^{*} Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number 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)

Noi	wich City Council	Th	e Applicant	His	storic England	Save Britain's Heritage	Norwich Society	orwich Cycling ampaign	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				

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

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

DRAFT STATEMENT OF COMMON GROUND

Site:	Anglia Square including land and buildings to the north and west			
Applicant:	Weston Holmes PLC and Columbia Threadneedle Investments			
Local Planning	Norwich City Council			
Authority:	Norwich Oity Council			
	Historic England			
Rule 6 Parties	Save Britain's Heritage			
Tule of affies	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.
- 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 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.

- Dassed 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.
- 10. 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
- 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 sqm place of worship (Use Class D1); and
- Associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements.
- 31. All of the above floorspace figures are given as maximum Gross External Area (GEA), thereby identifying the maximum development envelope and amount of floorspace to be delivered in each development parcel.
- 32. The proposal has been amended since first submission in March 2018. A number of amendments have been made, including the reduction in the width and height of the tower, lowering from 25 to 20 storeys. These amendments were submitted in September 2018, with all relevant application documents referring to the changes as the "Amended Scheme". The table below provides a summary of the Amended Scheme. Note that the quanta of development stated are maximum figures and indicative in respect of the outline elements of the proposal.

33. Summary information

Proposal	Key information						
Existing floorspace to be demolished	floorspace to be 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	Minimum of 120 Minimum of 111 x 1 bed flats and 9 x 3 bed houses Ratio of 85:15 social rent: intermediate tenure = 102 social rent and 18 intermediate (1 bed flats)						
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				
Flexible use A1/A2/A3/A4/B1/D1/sui generis	Total – 11,000sqm GEA (9850sqm Gross Internal Area (GIA)) Flexibility for up to 6580sqm of the Total to be used for offices (B1)				
Flexible discounted commercial floorspace	1150sqm GEA (within 11,000 GEA total)				
Hotel	11,350sqm (located in block F)				
Cinema	3400sqm (located in block G/H)				
Other					
Public multi-storey car park (MSCP)	600 spaces (within Block A)				
Replacement Surrey chapel	Site north of Edward Street				
Public toilets + "Changing Places" facility	Within block A				
Highway works					
Vehicular access	Park (MSCP) – 600 pub residential spaces Service yard access – lot the existing service yard the Northeast block and Reconfigured junction was pedestrian and cycle cross	Pedalway' existing shared lication boundary on 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 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 park		No. of spaces			
	Standard Parking Ba	ays	546			
	Parent and Child Ba	ıys	18	18		
	Disabled bays		36			
	Total		600			
	Number of EVCP		3 (Fast c	harging)		
	Motorcycle spaces		22			
	Residential parking	g	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		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) – 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 – se					

	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 sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM8 Planning effectively for open space and recreation

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

National Planning Policy

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

Other material considerations

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

Norwich City Council: Supplementary Planning Documents (SPD)

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

Norwich City Council: Policy guidance

Anglia Square Policy Guidance Note (2017)

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

Emerging Plan:

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

Call for sites	May-July 2016
Regulation 18 Growth Options and	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)

Norwich City Council		The Applicant		Historic England		Sa	Save Britain's Heritage		orwich Society	Norwich Cycling Campaign	Prospect of resolution
		No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	No Explanatory note	1000101011
Statement of Common Ground section headings:											
1	The Site and Surroundings	1									
2	Constraints	1									
3	Relevant planning history	1									
4	Description of the Proposal	1									
5	Relevant planning Policy and	1									
	other material consideration										
Norwich City Council: Planning											
matters (as referred to in the Committee Report)											
Main issue 1: Principle of											
development											
6	Most important development plan policies for the consideration of this matter:	1									
<u> </u>	JCS11: Norwich City Centre										
	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2. Achieving sustainable development • Chapter 11 Making efficient use of land	1									
8	JCS 11: Anglia Square is identified as an 'Area of Change' within the Northern City Centre.	1									
9	Local development plan policies have identified Anglia Square as a site for comprehensive redevelopment since 2004.	1									
10	Paragraph 128 -140 of the Committee Report presents an accurate assessment and reasoned conclusion regarding the principle of development.	1									
Mai	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	CD7.87: Anglia Square Viability Report update	1		 		
	(including Appendices 1-14)	<u> </u>	 			
13	 CD CD9.4: DVS Review 	1				
	of Development Viability					
	Assessment (dated 9					
	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					
	places and at the right time to					
	support growth.					
15	Development viability is a material	1				
13		'				
16	planning consideration.	4				
10	Development viability is a material	'				
	planning consideration when					
	considering whether a					
17	development/site is deliverable.	4				
17	Norwich City Council have an	1				
	adopted Exceptional					
	Circumstances Policy in place that					
	allows a claimant to seek relief					
	from Community Infrastructure					
	Levy (CIL) when payment would					
	have an unacceptable impact on					
	the economic viability of					
	development which would have					
	wide community and regeneration					
	benefits	1				
18	Norwich City Council have	1				
	successfully bid for £15million of					
	Housing Infrastructure grant					
	funding in relation to the proposed					
	development.	1				
19	The availability of public subsidy	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					
	for assessing 'reasonable					
	alternatives' studied by the					
	applicant:					
21	ES Chapter 4 Proposed	1				
	development and					
	Alternatives (CD4.86 ES					
	Vol 2 (d))	<u> </u>				
22	SEI Chapter 4 Proposed	1				
	development and					
	Alternatives (CD7.81SEI(d))					
23	Paragraph 142 – 168 of the	1				
	Committee Report presents an					

			1			1	T T	
	accurate assessment and							
	reasoned position regarding							
	development viability of the							
	submitted and alternative							
	schemes.							
24		4						
24	S106 Obligation Schedule 3	!						
	meets the requirements of							
	paragraph 55 of the NPPF and							
	secures further viability reviews							
	over the lifetime of the project.							
Mai	n issue 3: Impact of							
	Development on European							
	ignated Sites							
		4						
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							
	_							
26	resources Most relevant sections of the	4						
26	Most relevant sections of the	1						
	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 repust basis for assessing							
	and robust basis for assessing							
	likely in combination effects of the							
	proposed development :	<u> </u>			 			
28	 ES Chapter 12 Ecology 	1						
	(March 2018) (CD4.86 ES							
	VOL 2 (I))							
29	ES 12.1 Ecology AA	1						
	(CD4.86 ES VOL 3 (r))							
30	Chapter 12 Ecology	1	 		 		 	
	(Sontomber 2019) CD7 21	'						
	(September 2018)(CD7.81							
	SEI (I) SEI)	 _	ļ		 		ļ	
31	 Ecology Note of 	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.							
33		1						
33	S106 Obligation Schedule 9	'						
	meets the requirements of							
	paragraph 55 of the NPPF and							
	secures a proportionate							
	contribution towards measures to							
		•				•		

1 1					ı		T
	mitigate the impact of the						
	Development on European						
	protected sites						
Main	issue 4: Principle of Housing						
	Most important development plan	1					
	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	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	1					
	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						
	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 Norwigh City: 6.83 years						
20	Norwich City: 6.82 years Housing land supply (for the year)	1					
38	Housing land supply (for the year						
	2017-2018) for the Norwich Policy Area, measured						
	against JCS4 housing targets						
	stands at:						
	• 3.94 years ¹						
39	The following document provides	1					
	an appropriate and robust						
	assessment of housing need in					 	

¹Report to Norwich City Sustainability Panel 25 September 2019

<a href="https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zml0aR%2fkEnXE2VYTFyJWL6zxX%2fLlxIdUmNemtzJNkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh22

5F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTlbCubSFfXsDGW9lXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d

&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55

	Norwich in terms of size, type and						
	tenure:						
	Central Norfolk Strategic						
	Housing Market						
	Assessment (ORS June						
40	2017)(CD2.21)	1	<u> </u>				
40	Based on evidence set out in the	1					
	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	1	<u> </u>				
	capable of meeting 22% of	•					
1	Norwich's predicted need or 1 and						
	2+ bedroom flats						
40		4					
42	Based on evidence set out in the	1					
	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						
43	Based on evidence set out in the	1					
	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.						
44	The proposed affordable homes	1	<u> </u>				
	comprising a minimum of 109 x 1	•					
	bedroom flats and 9 x 3 bedroom						
	houses will assist in meeting						
	identified affordable housing need						
45	in Norwich	4					
45	Based on evidence set out in the	1					
	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%.						
46	The proposed affordable tenure	1					
	mix including 85% for social rent						
	will assist in providing homes for						
	those most in affordable housing						
	need in Norwich						
<u> </u>	TIOOG III INOI WIOII						

_				,			1	<u> </u>	
4	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.							
1	1 8	In accordance with DM2, all	1						
"	•0		l '						
		residential units will meet or							
		exceed national standard for							
		internal space from "Technical							
		housing standards - nationally							
		described space standard".							
4	19	In accordance with DM12, a	1						
		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.							
5	50	The proposed quantum of	1						
		development (1209-1250							
		dwellings) will assist in boosting							
		Norwich's supply of housing.							
5	51	The development proposal	1						
		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).							
5	52	Paragraph 182 - 223 of the	1						
		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.							
5	53	Recommended planning condition	1						
		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.							
N	Main	issue 5: Proposed Retail and							
C	Othe	r Town Centre Uses							
5	54	Most important development plan	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	1					
	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						
56	The application site (main site see	1					
	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,	1					
	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						
58	DM Plan Appendix 4 sets no	1					
	threshold for the scale of main						
	town centre uses within defined						
	Large District Centres.	4					
59	The application proposes the	1					
	demolition of 10, 282 sqm GIA of						
	floorspace falling within the A1/A3 Use Class ²						
60	The proposed total quantum of	1					
	floorspace for flexible commercial						
	use (A1/A2/A3/A4/B1/D1/sui						
	generis) is 11,000sqm GEA						
04	(9850sqm GIA)						
61	Paragraph 224 - 257 of the	1					

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

					1		
	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						
	retail areas						
63	With the imposition of the	1					
	aforementioned planning						
	conditions, no 'significant adverse						
	impact' under the terms set out in						
	naragraphs 89 and 90 of the						
	paragraphs 89 and 90 of the NPPF will occur.						
Mai	n issue 6: Socio- economic						
	siderations						
64		1					
04	Most important development plan policies for the consideration of	•					
	this matter:						
	JCS 5 The economy JCS 4						
	Housing delivery						
	 JCS 7 Supporting 						
	communities						
65	Most relevant sections of the	1					
	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, 						
	competitive economy						
	Chapter 8 Promoting						
	healthy and safe						
	communities						
66	The following documents provide	 					
	an appropriate and robust basis						
	for assessing likely in combination						
	effects of the proposed						
	development:	<u>-</u>			 	ļ	
67	ES Chapter 11 Anglia	1					
	Square Socio- Economics						
	Assessment (CD4.86 ES						
	VOL 2 (k) and technical						
	appendix CD4.86 ES VOL 3						
	(n))	1					

1	1		<u></u>			 }	 	
68	 SEI Chapter11 Anglia 	1						
	Square Socio- Economics							
	Assessment (CD7.81 SEI							
	(k)							
69	Paragraphs 258 – 301 of the	1						
03		•						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	impact of the development.							
70	Recommended planning	1						
	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.							
Mair	n issue 7: Design and heritage							
71	Most important development plan	1	1	1				
' '		•	1 '	•				
	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							
72	Most relevant sections of the	1	1	1				
	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							
73	The entire site is located within the	1	1	1				
	boundary of Norwich City Centre	-	1					
	Conservation Area							
74		4		.				
74	The entire site is located within the	1	1	•				
	Anglia Square character area of							
	the Norwich City Centre							
	Conservation Area							
75	All buildings comprising the Anglia	1	1	1				
	Square centre are identified as							
	negative buildings in the Norwich							
	City Contro Conservation Area							
	City Centre Conservation Area							
	Appraisal		 		10/2			
76	Building for Life 12 (BfL) is an	1	2	_	We may comment on this			

	T		-			I	I I	
	appropriate and robust tool for		1		and the assessment in the			
	assessing the place making		1		officers' report in evidence			
	qualities of the proposal				•			
	development							
	development.							
77	The assessment of each BfL			2	As above.			
	question set out in the							
	Committee Report at paragraphs							
	Odf officer report at paragraphs							
	315 - 359 is correct, subject to							
	the comment below :							
	and for Q8, a comment added:							
	IIThe thought of and in the legibility of							
	"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							
	reading to individual hat entrances							
	result in the overall Amber rating."		1					
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						
		1						
83	BfL Question 6 – Green							
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						
30		•						
	Committee Report present an							
	accurate and reasonable							
	assessment of the proposed							
	development							
The	Tower							
91						+		
			 					
92			 	<u> </u>				
93								
94								
95			1					
96								
97			<u> </u>					
98								
99			<u> </u>					
100								
101			<u> </u>					
Heri	tage Impact							
	•		1					
102								
103						1		
104			1					

							
105	The proposed development will		1				
	not lead to substantial harm to any						
	designated heritage asset						
400				This is a year, broad			
106	Development viability and			This is a very broad			
	deliverable alternatives are			statement of principle the			
	material to the consideration of			implications of which are			
	whether harm to the significance			unclear. The reference			
	of designated assets may be			should perhaps be to			
	justified. (NPPF Paragraph 193)			paragraph 194.			
40=							
107	Recommended planning						
	conditions no. 4, 5, 58, 60 meet						
	the requirements of paragraph 55						
	of the NPPF, secures satisfactory						
	scheme design and appropriate						
	measures to mitigate the impact of						
	development.						
Mair	issue 8: Landscaping and						
	nspace						
	Most important development plan	1	2	Policies relating to the			
	policies for the consideration of			historic environment may			
	this matter:			also be relevant.			
1							
	 JCS 1: Addressing climate 						
	change and protecting						
	environmental assets						
	 JCS: Promoting good 						
	design DM2: Amenity						
	 DM3: Delivering high quality 						
	design						
	 DM8 Planning effectively for 						
		1					
	open space and recreation						
109	open space and recreation	1	2	This subject notentially			
109	Most relevant sections of the	1	2	This subject potentially			
109	Most relevant sections of the NPPF for the consideration of this	1	2	touches on the			
109	Most relevant sections of the NPPF for the consideration of this matter:	1	2	touches on the conservation of the			
109	Most relevant sections of the NPPF for the consideration of this	1	2	touches on the			
109	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2 Achieving	1	2	touches on the conservation of the			
109	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2 Achieving sustainable development	1	2	touches on the conservation of the			
109	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2 Achieving sustainable development • Chapter 8 Promoting	1	2	touches on the conservation of the			
109	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2 Achieving sustainable development • Chapter 8 Promoting healthy and safe	1	2	touches on the conservation of the			
109	Most relevant sections of the NPPF for the consideration of this matter: • Chapter 2 Achieving sustainable development • Chapter 8 Promoting healthy and safe communities	1	2	touches on the conservation of the			
109	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-	1	2	touches on the conservation of the			
109	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	1	2	touches on the conservation of the			
109	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	1	2	touches on the conservation of the			
109	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	1	2	touches on the conservation of the			
109	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	1	2	touches on the conservation of the			
	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	touches on the conservation of the			
	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 The following submitted evidence	1	2	touches on the conservation of the			
	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 The following submitted evidence documents provide an appropriate	1	2	touches on the conservation of the			
	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 The following submitted evidence documents provide an appropriate and robust basis for assessing	1	2	touches on the conservation of the			
	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed	1	2	touches on the conservation of the			
	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:	1	2	touches on the conservation of the			
	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development:	1	2	touches on the conservation of the			
110	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92	1 1	2	touches on the conservation of the			
110	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92 • Landscape Strategy	1 1	2	touches on the conservation of the			
110 111 112	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92 • Landscape Strategy Addendum (CD7.85)	1	2	touches on the conservation of the			
110	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92 • Landscape Strategy Addendum (CD7.85) • Landscape General	1 1 1	2	touches on the conservation of the			
110 111 112	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92 • Landscape Strategy Addendum (CD7.85)	1	2	touches on the conservation of the			
110 111 112	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92 • Landscape Strategy Addendum (CD7.85) • Landscape General Arrangement (CD7.83)	1	2	touches on the conservation of the			
110 111 112 113	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 The following submitted evidence documents provide an appropriate and robust basis for assessing likely effects of the proposed development: • Landscape Report) CD 4.92 • Landscape Strategy Addendum (CD7.85) • Landscape General	1	2	touches on the conservation of the			

115	Bat Survey Report (CD8.4)	1	[
116	Arboricultural Impact	ļ <u>.</u>	 			 	 -	<u> </u>	
	Assessment and Protection								
	Plan (CD4.82)								
117	Paragraphs 439 - 461 of the	1		2	The impact of the proposed				
	Committee Report present an	•		_	development and the				
	accurate assessment and				question of whether or not it				
	reasoned conclusion regarding the				should be granted planning				
	proposal and the impact of the				permission are central				
	development.				matters at this inquiry.				
118	Recommended planning	1			No comment				
	conditions no. 5, 15 and S106	•			THE COMMITTEE TO				
	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.								
Mair	issue 9: Amenity								
440									
119	Most important development plan	1							
	policies for the consideration of								
	this matter:								
	DM2: Amenity								
	DM12: Ensuring well-								
	planned housing								
	developmentDM13 Communal								
	development and multiple								
	occupation								
120	Most relevant sections of the	1	 						
	NPPF for the consideration of this								
	matter:								
	Chapter 11 Making effective								
	use of land								
	Chapter 12 Achieving well-								
	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	 Daylight and Sunlight 	1							
	Report (CD4.84)	<u> </u>							
123	 Daylight and Sunlight 	1							
	Report Addendum (CD7.78)	<u> </u>							
124	Paragraphs 462 - 481 of the	1							
	Committee Report present an								
	accurate assessment and								
	reasoned conclusion regarding the								
	proposal and the impact of the								
Mair	development. issue 10: Transport								
iviail	i issue iv. Halispult								
			<u> </u>				1		1

	T				T	T		<u> </u>
125	Most important development plan	1						
	policies for the consideration of							
	this matter:							
	JCS6: Access and							
	transportation							
	I							
	DM28 Encouraging							
	sustainable travel							
	 DM29 Managing car 							
	parking demand in the city							
	centre							
	DM31 Car parking and							
	servicing							
	DM32 Encouraging car free							
	and low car housing							
126	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:							
	development:		ļ		 			
127	 complies with planning 	1						
	policies (104)							
128	 has an appropriate level of 	1						
	parking (105, 106)							
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 network would							
	not be severe (109)							
130	would give priority to	1						
	pedestrians/cyclists and							
	those with reduced mobility							
	1							
	in a safe manner;							
	 would provide accessibility 							
	to comprehensive bus							
	services and							
	 would make provision for 							
	Residential and Commercial							
	Travel Plans (110 – 111)							
131	The following documents provide							
	an appropriate and robust basis							
	for assessing the cumulative							
	impact of the development on the							
	transport network and on highway							
	safety:							
132	Design and Access	1						
	Statement (CD4.10)							
133	Access Plan (CD4.13)	1	<u> </u>		 		<u> </u>	
134		1-1-	 		 			
134	ES Chapter 6 Highways,	•						
	Traffic and Transport							
	(CD4.86 ES VOL 2 (f)	<u> </u>						
135	Design and Access	1						
L			4		 *	·	·	

				 ·	.,	.,	•
	Statement Addendum (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	 Anglia Square – Transport Assessment Addendum (CD7.81 SEI (r) (September 2018) 	1					
139	 Cycle Provision Schedule (CD7.73) 	1					
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.	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	n 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					
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: • ES Chapter 10 Air Quality	1					
L	·	اــــا	٠I			tt	

	(CD4.86 VOL 2 (J))	rr	·	 				<u> </u>
147		1				-		
177	Air Quality Assessment (CD4 86 FS VOL (m))	'						
148	(CD4.86 ES VOL (m)							
140	SEI Chapter 10 Air quality	1						
440	(CD7.81 SEI (J))					-	<u> </u>	
149	Revised Air Quality	1						
	Assessment (CD7.77)							
150	Paragraphs 509 - 525 of the	1						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
151	The development incorporates	1						
	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							
452	access and travel plan strategy	4						
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							
Oth	er matters: Noise							
Ctil	or matters. Noise							
153	Most important development plan	1						
	policies for the consideration of							
	this matter:							
	 DM2 Ensuring satisfactory 							
	living and working							
	conditions							
	 DM11 Protecting against 							
	environmental hazards							
154	Most relevant sections of the	1						
	NPPF for the consideration of this							
1	INFFF IOI THE CONSIDERATION OF THIS				I I			
	matter:							
	matter:Chapter 15 Conserving and enhancing the natural							
	matter: • Chapter 15 Conserving and enhancing the natural environment							
155	matter: • Chapter 15 Conserving and enhancing the natural environment The following documents provide							
155	matter: • Chapter 15 Conserving and enhancing the natural environment The following documents provide an appropriate and robust basis							
155	matter: • Chapter 15 Conserving and enhancing the natural environment The following documents provide an appropriate and robust basis for assessing the impact of the							
	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:							
155	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: • ES Chapter 9 Noise	1						
156	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: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i))	1						
	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: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86	1						
156 157	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: ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) Noise Assessment (CD4.86 ES VOL 3 (i))	1						
156	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: • ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) • Noise Assessment (CD4.86 ES VOL 3 (i)) • SEI Chapter 9 Noise	1 1 1						
156 157 158	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: ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) Noise Assessment (CD4.86 ES VOL 3 (i)) SEI Chapter 9 Noise (CD7.81 SEI (i))	1 1 1						
156 157	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: ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) Noise Assessment (CD4.86 ES VOL 3 (i)) SEI Chapter 9 Noise (CD7.81 SEI (i)) Environmental Noise	1 1 1						
156 157 158	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: ES Chapter 9 Noise (CD4.86 ES VOL 2 (i)) Noise Assessment (CD4.86 ES VOL 3 (i)) SEI Chapter 9 Noise (CD7.81 SEI (i))	1 1 1 1						

ļ	(September 2018) (CD7.81)	rr	 	 i	- -			<u> </u>
160	· · · · · · · · · · · · · · · · · · ·	1						
160	Paragraphs 526 - 535 of the	'						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
161	Recommended planning condition	1						
	no 41 meets the requirements of							
	paragraph 55 of the NPPF,							
	secures satisfactory scheme							
	design and appropriate measures							
	to mitigate the impact of							
	development.							
Oth	er matters: Wind turbulence							
162	The following documents provide	1						
	an appropriate and robust basis							
	for assessing the impact of the							
	development on the environment.							
	Anglia Square Wind							
	Assessment and desk study							
	(Sept 2018)							
163	Paragraphs 536 - 539 of the	1						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the development.							
Oth	er matters: Energy and water							
Oth	er matters. Energy and water							
164	Most important development plan	1						
	policies for the consideration of							
	this matter:							
	JCS3: Energy and water							
	 DM3: Delivering high quality 							
	design							
165	Most relevant sections of the	1			+			
	NPPF for the consideration of this							
	matter:							
	Chapter 14 Meeting the							
	challenge of climate							
	change, flooding and							
	coastal change							
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			-	<u> </u>		
,	(March 2018)							
168	Energy Statement Report	1						
	(Rev A) (Sept 2018)							
	(CD7.79)							
169		1						
	Committee Report presents an							
L						1	1	

		1					
	accurate assessment and						
	reasoned conclusion regarding						
	the proposal and the impact of the development						
170	Recommended planning	1					
	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	1					
	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.						
Oth	er matters: Archaeology						
172	Most important development plan	1	1	We have not commented			
	policies for the consideration of			on the archaeological implications of the			
	this matter:			proposed development,			
	DM9 Safeguarding			leaving this to Norfolk			
	Norwich's heritage			County Council.			
173	Most relevant sections of the	1	1				
	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						
					i		
1	for assessing the impact of the						
	development on the environment:						
175	development on the environment:ES Chapter 8 Archaeology	1					
	 development on the environment: ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) 	1					
175 176	evelopment on the environment: • ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) • Archaeology Impact	1					
	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES	1	 				
176	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k)						
	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology	1					
176	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h)						
176	 ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h) Paragraphs 546 - 548 of the 	1					
176	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h)	1					
176	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h) Paragraphs 546 - 548 of the Committee Report present an	1					
176	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h)) Paragraphs 546 - 548 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the	1					
176 177 178	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h) Paragraphs 546 - 548 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the development.	1					
176 177 178	ES Chapter 8 Archaeology (CD4.86 ES VOL 2 (h)) Archaeology Impact Assessment (CD4.86 ES VOL 3 (k) SEI Chapter Archaeology (CD7.81 SEI (h)) Paragraphs 546 - 548 of the Committee Report present an accurate assessment and reasoned conclusion regarding the proposal and the impact of the	1					

	requirements of paragraph					
	55 of the NPPF, secures					
	appropriate measures to mitigate					
	the impact of development					
Oth	er matters: Flood risk and					
	face water drainage					
	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	1				
	NPPF for the consideration of this					
	matter:					
	 Chapter 14. Meeting the 					
	challenge of climate					
	change, flooding and					
	coastal change					
182						
	an appropriate and robust basis					
	for assessing the impact of the					
	development on the environment:					
183	Flood Risk Assessment	1			 	
	Part 1 March 2018	-				
	(CD4.87)					
184	Flood Risk Assessment	1			 	
104		•				
105	Part 2 (CD4.88)	1			 	
185	Flood Risk Assessment	1				
100	Addendum (CD7.82)					
186	Paragraphs 549 - 553 of the	1				
	Committee Report present an					
	accurate assessment and					
	reasoned conclusion regarding the					
	proposal and the impact of the					
	development.					
187	Recommended planning	1				
	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					
Oth	er matters: Contamination]				
188	Most important development plan	1				
	policies for the consideration of					
	this matter:					
	 DM11 Protecting against 					
	environmental hazards					
189	Most relevant sections of the	1				
	NPPF for the consideration of this					
	matter:					

	T						
	 Chapter 15 Conserving and 		1				
	enhancing the natural		1				
	environment		ı				
190	The following documents provide	1					
.00	an appropriate and robust basis	•	1				
			ı				
	for assessing the impact of the		ı				
	development on the environment:		ı				
	 Contamination Desk Study 		ı				
	and Preliminary Risk		i e				
	Assessment (Phase 1)		1				
	Report (CD4.83)		i e				
191	Paragraphs 554 - 555 of the	1					
	Committee Report present an	-	1				
	accurate assessment and		1				
	reasoned conclusion regarding the		1				
			1				
	proposal and the impact of the		1				
400	development.	4	<u> </u>				
192	Recommended planning	1					
	conditions no. 31, 32, 33, 34 and						
	35 meet the requirements of						
	paragraph 55 of the NPPF and						
	secures measures to satisfactorily		1				
	mitigate the impact of		1				
	development		1				
Oth	er matters: Health impact						
			1				
193	Most important development plan	1					
	policies for the consideration of	-	1				
	this matter:		1				
			1				
	JCS 7 Supporting		1				
	communities	L					
194	Most relevant sections of the	1	1				
	NPPF for the consideration of this		1				
	matter:		1				
	 Chapter 8 Promoting 		1				
	healthy and safe		1				
	communities		1				
195	The following documents provide	1					
	an appropriate and robust basis						
	for assessing the impact of the						
	development.						
	•						
	Health Impact Assessment Pagent (CD4 80)		1				
400	Report (CD4.89)		<u> </u>				
196	Paragraphs 556 - 561 of the	1					
	Committee Report present an						
	accurate assessment and						
	reasoned conclusion regarding the						
	proposal and the impact of the						
	development.						
197	Recommended planning	1					
-3.	conditions 5, 15, 22, 28, 40,41, 42						
	43, 64, 65 and S106 Obligation						
	Schedule 2, 11 meet the						
	requirements of paragraph 55 of		1				
	the NPPF, secure measures to						

						1	1	Т	T
	mitigate the impact of								
	development.								
Pub	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	Paragraph 196 of the NPPF	1	1						
	requires less than substantial								
	harm to be weighed against the								
	public benefits of a proposal.								
199	NPPG (Paragraph: 020 Reference ID: 18a-020-20190723) defines public benefits as, including anything that delivers economic, social or environmental objectives	1	1						
	should be weighed against the								
	harm to the significance of								
200	designated heritage assets.	4							
200	In the context of 199 above public benefits of the development include:	1							
201	, , , , , , , , , , , , , , , , , , , ,	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 of development will assist in very	1							
	significantly increasing Norwich's supply of housing								
203	The proposed quantum of development will assist in significantly increasing Norwich's supply of affordable housing	1							
204	The proposed quantum and mix of	1			T				
	development will support permanent economic growth								
	within the Northern City Centre Regeneration area and the wider city								
205		1	 		 		 	<u> </u>	
	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								
206		1	 			·	 	<u> </u>	
	assist in addressing deprivation in this part of the city								
207	The proposed development will	1	 		†	 		 	
	positively support the long term	<u> </u>			<u> </u>				

		·	h			 - }			·	}	
	vitality and function of the Anglia										
	Square Magdalen Street Large										
	District Centre.										
208	The development makes effective	1									
	use of a brownfield site for homes										
	and other uses.										
209	The proposal focuses significant	1									
	development in a highly										
	sustainable location limiting the										
	need for travel and offering a										
	genuine choice of transport modes										
210	The development will deliver	1		2	We shall discuss the nature	 					
	heritage benefits through the:				of any "heritage benefits" in						
	removal of areas of undeveloped				our evidence.						
	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.										
L	1	1					1	1			

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	Norwich City Council					
Authority:	Norwich City Council					
	Historic England					
Rule 6 Parties	Save Britain's Heritage					
Trule of arties	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.

¹Based 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						
Existing floorspace to be demolished	49, 241 sqm. GIA						
Residential							
Total no. of dwellings	1209 (flexibility f	or 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 so	x 1 bed flats and 9 coial rent: intermedimediate (1 bed flats	iate tenure = 102 social				
No. of dwellings meeting Part M4(2) Accessible and Adaptable Dwellings	10% of total : 12	0-125					

	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	
Flexible use A1/A2/A3/A4/B1/D1/sui generis	Total – 11,000sqm GEA (9850 (GIA)) Flexibility for up to 6580sqm offices (B1)	
Flexible discounted commercial floorspace	1150sqm GEA (within 11,000	GEA total)
Hotel	11,350sqm (located in block F	-)
Cinema	3400sqm (located in block G/	H)
Other		
Public multi-storey car park (MSCP)	600 spaces (within Block A)	
Replacement Surrey chapel	Site north of Edward Street	
Public toilets + "Changing Places" facility	Within block A	
Highway works		
Vehicular access	Park (MSCP) – 600 pub residential spaces Service yard access – lothe existing service yard the Northeast block and Reconfigured junction was pedestrian and cycle cross	Pedalway' existing shared lication boundary on 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 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 park		No. of sp	aces		
	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	9	No. of sp	aces		
	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 constr	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	e developm	ent	·		
	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					
		parking in B	lock A will i	nion, based on DM31 nform provision within pplication stage.		
Servicing arrangements	Blocks A and D - De from Edward Street Blocks E and F – se	and service	lay-by on E	Edward Street		

	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)

Nor	wich City Council	Th	e Applicant	His	storic England	Sa	ve Britain's Heritage	No	orwich Society	orwich Cycling Impaign	Prospect of resolution
		No	Explanatory note	No	Explanatory note	No	Explanatory note	No	Explanatory note	Explanatory note	- I Coolaion
Stat	ement of Common Ground		<u> </u>				1		<u> </u>		
sect	tion headings:										
1	The Site and Surroundings	1				1					
2	Constraints	1				1					
3	Relevant planning history	1				1					
ļ	Description of the Proposal	1				1					
5	Relevant planning Policy and	1				1					
	other material consideration										
	wich City Council: Planning										
	ters (as referred to in the										
	nmittee Report)										
	n issue 1: Principle of elopment										
aev S	Most important development plan	1				3	This policy and relevant				
•	policies for the consideration of	•					heritage policies and				
	this matter:						others. See proof of				
	 JCS11: Norwich City Centre 						evidence				
,	Most relevant sections of the	1				3	As above				
	NPPF for the consideration of this										
	matter:										
	Chapter 2. Achieving										
	sustainable development										
	Chapter 11 Making efficient										
3	use of land	1				1					
,	JCS 11: Anglia Square is identified as an 'Area of Change'	•				'					
	within the Northern City Centre.										
)	Local development plan policies	1				1					
	have identified Anglia Square as a										
	site for comprehensive										
	redevelopment since 2004.										
0	Paragraph 128 -140 of the	1				2	Disagree. See proof of				
	Committee Report presents an						evidence				
	accurate assessment and										
	reasoned conclusion regarding the principle of development.										
/lai	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:										

r			·	-			T		
12	 CD7.87: Anglia Square 	1			2	Disagree – missing			
	Viability Report update					information			
	(including Appendices 1-14)								
13	CD CD9.4: DVS Review	1			2	Disagree – as above	 		
.		•			-	Dioug. 00 uo uo vo			
	of Development Viability								
	Assessment (dated 9								
	November 2018)								
14	Paragraph 8a) of the NPPF	1			1				
	requires the planning system to								
	ensure that sufficient land of the								
	right types is available in the right								
	places and at the right time to								
	support growth.								
15		4			4	-			
13	Development viability is a material	•			٠				
40	planning consideration.				_				
16	Development viability is a material	1			1				
	planning consideration when								
	considering whether a								
	development/site is deliverable.								
17	Norwich City Council have an	1			1				
	adopted Exceptional								
	Circumstances Policy in place that								
	allows a claimant to seek relief								
	from Community Infrastructure								
	Levy (CIL) when payment would								
	have an unacceptable impact on								
	the economic viability of								
	development which would have								
	wide community and regeneration								
	benefits								
18	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				
	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								
	for assessing 'reasonable								
	alternatives' studied by the								
	applicant:								
21	ES Chapter 4 Proposed	1			2	Disagree. See proof of			
	development and					evidence			
	Alternatives (CD4.86 ES								
	Vol 2 (d))								
22		1			2	Disagrae See proof of			
22	SEI Chapter 4 Proposed	1			4	Disagree. See proof of evidence			
	development and					evidence			
	Alternatives (CD7.81SEI(d))								
23	Paragraph 142 – 168 of the	1			2	Disagree. See proof of			
	Committee Report presents an					evidence			
	1 1								

	accurate assessment and							
	reasoned position regarding							
	development viability of the							
	submitted and alternative							
	schemes.							
24	S106 Obligation Schedule 3 meets	1						
	the requirements of paragraph 55							
	of the NDDE and a series further							
	of the NPPF and secures further							
	viability reviews over the lifetime of							
	the project.							
Mair	issue 3: Impact of							
	Development on European		1					
			1					
	gnated Sites							
25	Most important development plan	1						
	policies for the consideration of							
	this matter:							
	JCS1: Addressing climate							
	change and protecting							
	environmental assets.							
	 DM6: Protecting and 							
	enhancing natural		1					
	resources		1					
26	Most relevant sections of the	1						
20		•	1					
	NPPF for the consideration of this							
	matter:		1					
	 Chapter 2. Achieving 		1					
	sustainable development		1					
	Chapter 15 Conserving and		1					
	enhancing the natural		1					
	environment							
27	The following submitted evidence		1					
	documents provide an appropriate		1					
	and robust basis for assessing							
	likely in combination effects of the							
	proposed development :		,	 	 			
28	 ES Chapter 12 Ecology 	1	1					
	(March 2018) (CD4.86 ES		1					
	VOL 2 (I))		1					
29	ES 12.1 Ecology AA	1		 	 			
	(CD4.86 ES VOL 3 (r))	-	1					
	\$,	 -	 			
30	 Chapter 12 Ecology 	1						
	(September 2018)(CD7.81							
	SEI (I) SEI)		1					
31	Ecology Note of	1	,		 † <u>†</u>			
	Clarification (CD8.2)		1					
20		4		1				
32	Paragraph 169 - 181 of the	1	1					
	Committee Report presents an							
	accurate assessment and							
	reasoned conclusion regarding the		1					
	impact of the development.							
33	C106 Obligation Cabadula O masta	1		1			+	
33	S106 Obligation Schedule 9 meets	'						
	the requirements of paragraph 55							
	of the NPPF and secures a							
	proportionate contribution towards							
	measures to mitigate the impact of							
	· · · · · · · · · · · · · · · · · · ·							

			,					
	the Development on European							
	protected sites							
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	1						
	 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 Monitoring Report 2017-2018 (CD2.1X)	1						
37	Housing land supply (for the year 2017-2018) calculated using the standard methodology (in accordance with paragraph 73 of the NPPF) stands at: • 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 years ¹	1						
39	The following document provides an appropriate and robust assessment of housing need in Norwich in terms of size, type and	1						

¹Report to Norwich City Sustainability Panel 25 September 2019

<a href="https://cmis.norwich.gov.uk/Live/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=Z%2b3zml0aR%2fkEnXE2VYTFyJWL6zxX%2fLIxIdUmNemtzJNkyyVU5VeUOA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh22

5F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTlbCubSFfXsDGW9lXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d

&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55

terure: - Central Norfolk Strategic Housing Market Housing Market - Central Norfolk Strategic Housing Market Assessment (ORS June 2017; ORS June 2017) or the predicted need for market and affordable housing assiss from the city council area of 2017, or the predicted need for market and affordable housing assiss from the city council area of 2015, and the predicted need or 2015, and the predicted need or 2015, and the predicted need or 2015, and the predicted need or 1 and 2- betroom flats (5511 dwellings) 1 The proposed development is a capable of meeting 22% of Nowlwich's predicted need or 1 and 2- betroom flats (5511 dwellings) 1 The proposed development is a capable of meeting 22% of Nowlwich's predicted need or 1 and 2- betroom flats (5511 dwellings) 1 The proposed development is a capable of meeting 22% of Nowlwich's predicted need or 1 and 2- betroom flats (5511 dwellings) 1 The proposed development is a capable of the product								
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Central Nortolk Strategic mousting	73		'					
Market Assessment (ORS June								
2017) the predominant need in								
Norwich is for affordable rented								
products (84% of total affordable		products (84% of total affordable						
provision). The need for low cost								
home ownership products is 16%.								
46 The proposed affordable tenure 1	46		1					
mix including 85% for social rent			•					
This modeling 65 /6 for social refit		will assist in providing homos for						
Livell accret in providing homos for the little state of the littl								
will assist in providing homes for								
those most in affordable housing		need in Norwich						

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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	1					
	residential units will meet or						
	exceed national standard for						
	internal space from "Technical						
	housing standards - nationally						
	described space standard".						
49	In accordance with DM12, a	1					
10	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.						
50	The proposed quantum of	1					
	development (1209-1250	•					
	dwellings) will assist in boosting						
	Norwich's supply of housing.						
51		1					
31	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						
50	postcode).						
52	Paragraph 182 - 223 of the	1					
	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	1					
			1				
F0	development.	4					
53	development. Recommended planning condition	1					
53	development. Recommended planning condition no. 43 and S106 Obligation	1					
53	development. Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the	1					
53	development. Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the requirements of paragraph 55 of	1					
53	development. Recommended planning condition no. 43 and S106 Obligation Schedule 2, 3 and 11 meet the requirements of paragraph 55 of the NPPF, secure satisfactory	1					
53	development. 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	1					
53	development. 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	1					
53	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	1					
	development. 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					
Maii	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. I issue 5: Proposed Retail and	1					
Maii Oth	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. I issue 5: Proposed Retail and the Town Centre Uses	1					
Maii	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. I issue 5: Proposed Retail and	1					

	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	1					
	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						
56	The application site (main site see	1					
	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,	1					
	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						
58	DM Plan Appendix 4 sets no	1	-				
	threshold 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 ²			 	 		
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	1					

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

	To " 5		1 1	 		-	T T	 T I	
	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								
	retail areas								
63	With the imposition of the	1							
	aforementioned planning								
	conditions, no 'significant adverse								
	impact' under the terms set out in								
	paragraphs 89 and 90 of the NPPF will occur.								
	n issue 6: Socio- economic								
	siderations								
64	Most important development plan	1							
	policies for the consideration of								
	this matter:								
	JCS 5 The economy JCS 4								
	Housing delivery								
	JCS 7 Supporting								
0.5	communities	_							
65	Most relevant sections of the	1							
	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,								
	competitive economy								
	Chapter 8 Promoting healthy and acfa								
	healthy and safe								
66	communities The following decuments provide	+							
96	The following documents provide								
	an appropriate and robust basis								
	for assessing likely in combination effects of the proposed								
	development:								
67		1	 	 					
0,	ES Chapter 11 Anglia Square Socio, Economics	'							
	Square Socio- Economics								
			1 1						
	Assessment (CD4.86 ES				<u>l</u>	l			
	VOL 2 (k) and technical								

r			 ······		r	T		
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.	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						
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 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	1		1				
73	environment The entire site is located within the	1		1				
	boundary of Norwich City Centre Conservation Area							
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						

	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:						
	are comment below:						
	and for Q8, a comment added:						
	and for Qo, 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."						
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					
	BfL Question 6 – Green	1					
83		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						
	assessment of the proposed						
	development						
The	Tower						
91							
92							
93							
94							
95							
96							
97							
98							
99							
100							
101							
Heri	tage Impact						
400							
102					-		
103							
104							

				-				
105	The proposed development will			2	See proof of evidence			
	not lead to substantial harm to any							
	designated heritage asset							
106	Development viability and			1	we agree that NPPF			
	deliverable alternatives are			•	applies			
					арриос			
	material to the consideration of							
	whether harm to the significance							
	of designated assets may be							
	justified. (NPPF Paragraph 193)							
107	Recommended planning			2	we do not agree that the			
	conditions no. 4, 5, 58, 60 meet				conditions provide			
	the requirements of paragraph 55				satisfactory mitigation.			
	of the NPPF, secures satisfactory				See proof of evidence.			
	scheme design and appropriate							
	measures to mitigate the impact of							
	development.							
	n issue 8: Landscaping and							
	nspace							
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							
	 DM3: Delivering high quality 							
	design							
	DM8 Planning effectively for							
	open space and recreation							
100	Most relevant sections of the	1						
103		•						
	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							
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					+	
L	 	1						
112	Landscape Strategy	1						
	Addendum (CD7.85)							
113	 Landscape General 	1						
	Arrangement (CD7.83)							
114	Roofplan General	1						
	Arrangement (CD7.84)							
L	Anangement (OD1.04)		1			<u> </u>	 <u> </u>	

115	Bat Survey Report (CD8.4)	1	<u>T</u>	 [<u>-</u>	 			
116	Arboricultural Impact		 	 	 			
	Assessment and Protection							
	Plan (CD4.82)							
117	Paragraphs 439 - 461 of the	1						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
118	development. Recommended planning	1						
110	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					+		
119	Most important development plan	1						
	policies for the consideration of							
	this matter:							
	DM2: Amenity DM43: Enguring well							
	 DM12: Ensuring well- planned housing 							
	development							
	DM13 Communal							
	development and multiple							
	occupation							
120	Most relevant sections of the	1						
	NPPF for the consideration of this							
	matter:							
	 Chapter 11 Making effective use of land 							
	Chapter 12 Achieving well-							
	designed places							
121								
	an appropriate and robust basis							
	for assessing the impact on the							
	surroundings and future conditions							
122	within the development:	4		 		 \perp		
122	 Daylight and Sunlight Report (CD4.84) 	"						
123	Daylight and Sunlight	1	 	 ļ	 	 +	<u> </u>	
120	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							
-				-				

			-	1				T			-
125	Most important development plan	1									
	policies for the consideration of		1								
	this matter:		1								
	JCS6: Access and		1								
	transportation		1								
	•		1								
	 DM28 Encouraging 		1								
	sustainable travel		1								
	 DM29 Managing car 		1								
	parking demand in the city		1								
	centre		1								
	 DM31 Car parking and 		1								
	servicing		1								
	DM32 Encouraging car free		1								
	and low car housing		1								
426		1									
126	Most relevant sections of the	1									
	NPPF for the consideration of this		1								
	matter:										
	Chapter 9, paras 102 – 111:		1								
	Promoting sustainable transport;										
	in particular, the proposed										
	development:										
127	complies with planning	1			 		}				
	policies (104)										
128	has an appropriate level of	1	····		 						
	parking (105, 106)	-									
129		4	<u> </u>		 						
129	has had the level of impacts	1	1								
	determined and effectively		1								
	mitigated to an acceptable		1								
	degree (108) and that the t		1								
	residual cumulative impacts										
	on the road network would										
	not be severe (109)										
130	 would give priority to 	1			 						
	pedestrians/cyclists and		1								
	those with reduced mobility		1								
	in a safe manner;		1								
	 would provide accessibility 										
	• would provide accessibility		1								
	to comprehensive bus		1								
	services and										
	 would make provision for 										
	Residential and Commercial		1								
	Travel Plans (110 – 111)										
131	The following documents provide		T								7
	an appropriate and robust basis		1								
	for assessing the cumulative										
	impact of the development on the										
1	transport network and on highway										
	safety:		1								
132		1	<u> </u>		 		 -	 		 	
132	Design and Access Statement (CD4.10)										
466	Statement (CD4.10)	<u>-</u>	<u> </u>		 ļ		ļ			ļ	
133	Access Plan (CD4.13)	1	 		 ļ		 				
134	 ES Chapter 6 Highways, 	1									
	Traffic and Transport		1								
	(CD4.86 ES VOL 2 (f)										
135	Design and Access	1			 						
l	<u> </u>	41	<u></u>		 <u> </u>	L		l	L		

r			 	 	т	r		
	Statement Addendum (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	Anglia Square – Transport Assessment Addendum	1	 					
	(CD7.81 SEI (r) (September 2018)							
139	Cycle Provision Schedule (CD7.73)	1	 					
140	Proposed Parking Schedule (CD7.74) Page 1500 500 of the control of the cont	1						
141	Paragraphs 483 - 508 of the Committee Report present an accurate assessment and	1						
	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,	1						
	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							
Ma	n issue 11: Air quality							
143	Most important development plan policies for the consideration of	1						
	this matter: • DM2 Ensuring satisfactory living and working							
	conditionsDM11 Protecting against							
144	environmental hazards Most relevant sections of the	1						
	NPPF for the consideration of this matter:							
	 Chapter 15 Conserving and enhancing the natural environment 							
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						

[(CD4.86 VOL 2 (J))		 		[
147	Air Quality Assessment	1	 	 					
	(CD4.86 ES VOL (m)								
148	SEI Chapter 10 Air quality	1		 					
	(CD7.81 SEI (J))								
149	Revised Air Quality	1							
	Assessment (CD7.77)								
150	Paragraphs 509 - 525 of the	1							
	Committee Report present an								
	accurate assessment and								
	reasoned conclusion regarding the proposal and the impact of the								
	development.								
151	The development incorporates	1							
	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								
152	access and travel plan strategy Recommended planning	1							
102	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								
Otla	development								
Othe	r matters: Noise								
153	Most important development plan	1							
	policies for the consideration of								
	this matter:								
	DM2 Ensuring satisfactory								
	living and working								
	DM11 Protecting against								
	environmental hazards								
154	Most relevant sections of the	1							
	NPPF for the consideration of this								
	matter:								
	 Chapter 15 Conserving and 								
	enhancing the natural								
155	environment The following documents provide								
100	an appropriate and robust basis								
	for assessing the impact of the								
	development on the environment:	<u> </u>				 			
156	ES Chapter 9 Noise	1							
	(CD4.86 ES VOL 2 (i))		 	 					
157	Noise Assessment (CD4.86 Noise Assessment (CD4.86)	1							
		i l		 	 				
150	ES VOL 3 (i))	4		I			,	ļ	
158	SEI Chapter 9 Noise	1							
	 SEI Chapter 9 Noise (CD7.81 SEI (i)) 	1		 					
158 159	SEI Chapter 9 Noise	1		 					

[(September 2018) (CD7.81)		 <u> </u>		····			
160	Paragraphs 526 - 535 of the	1						
	Committee Report present an	-						
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
161	Recommended planning condition	1						
	no 41 meets the requirements of							
	paragraph 55 of the NPPF,							
	secures satisfactory scheme							
	design and appropriate measures							
	to mitigate the impact of							
Othe	development. r matters: Wind turbulence							
Othe	r matters: wind turbulence							
162	The following documents provide	1						
	an appropriate and robust basis							
	for assessing the impact of the							
	development on the environment.							
	 Anglia Square Wind 							
	Assessment and desk study							
100	(Sept 2018)							
163	Paragraphs 536 - 539 of the	1						
	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	1						
	policies for the consideration of							
	this matter:							
	 JCS3: Energy and water 							
	 DM3: Delivering high quality 							
405	design	4						
165	Most relevant sections of the	1						
	NPPF for the consideration of this matter:							
	Chapter 14 Meeting the							
	challenge of climate							
	change, flooding and							
	coastal change						 	
166	The following documents provide							
	an appropriate and robust basis							
	for assessing the impact of the							
467	development on the environment.		 					
167	Water Efficiency Statement (March 2018)	1						
168	(March 2018)	1	 					
100	 Energy Statement Report (Rev A) (Sept 2018) 							
	(CD7.79)							
169	Paragraph 540 - 545 of the	1						
	Committee Report presents an							
<u> </u>	1 1		i e e e e e e e e e e e e e e e e e e e	1	i	i i		

					_		<u> </u>	1	·	
	accurate assessment and									
	reasoned conclusion regarding									
	the proposal and the impact of the									
	development									
170	Recommended planning	1								
	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.									
474		1			-			1		
171	Recommended planning condition	1								
	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.									
Oth	er matters: Archaeology									
	•									
172	Most important development plan	1			1					
	policies for the consideration of									
	this matter:									
	 DM9 Safeguarding 									
	Norwich's heritage									
173	Most relevant sections of the	1			1					
	NPPF for the consideration of this									
	matter:									
	Chapter 16 Conserving and									
	enhancing the historic									
	environment									
174										
1/4										
	an appropriate and robust basis									
	for assessing the impact of the development on the environment:									
475		4				 				
175	ES Chapter 8 Archaeology (CD 1 22 FO 1/OL 2 (1))	1								
470	(CD4.86 ES VOL 2 (h))		,			 ļ		1		
176	Archaeology Impact	1								
	Assessment (CD4.86 ES									
	VOL 3 (k)					 				
177	 SEI Chapter Archaeology 	1								
	(CD7.81 SEI (h)									
178	Paragraphs 546 - 548 of the	1								
	Committee Report present an									
	accurate assessment and									
	reasoned conclusion regarding the									
	proposal and the impact of the									
	development.									
179	Recommended planning condition	1			1					
	no. 29 and 30 meet the									
				<u> </u>	1	1	<u>i</u>			

	requirements of paragraph							
	55 of the NPPF, secures							
	appropriate measures to mitigate							
	the impact of development							
Oth	er matters: Flood risk and							
	face water 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	1						
	NPPF for the consideration of this							
	matter:							
	 Chapter 14. Meeting the 							
	challenge of climate							
	change, flooding and							
	coastal change							
400								
182	The following documents provide							
	an appropriate and robust basis							
	for assessing the impact of the							
	development on the environment:							
183	Flood Risk Assessment	1						
	Part 1 March 2018							
	(CD4.87)							
184		1	 					
104	Flood Risk Assessment Flood Risk Assessment	'						
40-	Part 2 (CD4.88)		 					
185	 Flood Risk Assessment 	1						
	Addendum (CD7.82)							
186	Paragraphs 549 - 553 of the	1						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
187	•	4						
107	Recommended planning							
	conditions no. 36, 37 and 38 meet							
	the requirements of paragraph 55			1				
	of the NPPF, secures satisfactory			1				
	scheme design and appropriate			1				
	measures to mitigate the impact of							
	development							
Oth	er matters: Contamination							
2 5.1				1				
188	Most important development plan	1		1				
.00	policies for the consideration of	•						
	this matter:							
	 DM11 Protecting against 							
	environmental hazards							
189	Most relevant sections of the	1						
	NPPF for the consideration of this							
	matter:							
			1	1	l	1		

					1	1		
	 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)							
191	Paragraphs 554 - 555 of the	1						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
192	Recommended planning	1						
	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							
041	development							
Oth	er matters: Health impact							
100								
193		1						
	policies for the consideration of							
	this matter:							
	 JCS 7 Supporting 							
	communities							
194	Most relevant sections of the	1						
	NPPF for the consideration of this							
	matter:							
	Chapter 8 Promoting							
	healthy and safe communities							
195		4						
195	The following documents provide	•						
	an appropriate and robust basis							
	for assessing the impact of the							
	development.							
	 Health Impact Assessment 							
	Report (CD4.89)							
196	Paragraphs 556 - 561 of the	1						
	Committee Report present an							
	accurate assessment and							
	reasoned conclusion regarding the							
	proposal and the impact of the							
	development.							
197	Recommended planning	1						
	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							
	the INI I I, secule incasules to					1		

	mitigate the impact of							
	development.							
Publ	ic benefits							
198	Paragraph 196 of the NPPF	1		1				
	requires less than substantial							
	harm to be weighed against the							
400	public benefits of a proposal.	_						
199	NPPG (Paragraph: 020 Reference	1		1				
	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.							
200	In the context of 199 above public	1						
	benefits of the development							
	include:		 			 		
201	The proposal will unlock a highly	1		2	we disagree with the public benefits claimed.			
	sustainable site for development,				See proof of evidence			
	arresting the dereliction and decline and significant underuse				process of consenses			
	which has persisted for the last							
	two decades.							
202	The proposed quantum of	1	 	2	As above	 		
	development will assist in very							
	significantly increasing Norwich's							
	supply of housing		 		A I	 		
203	The proposed quantum of	1		2	As above			
	development will assist in significantly increasing Norwich's							
	supply of affordable housing							
204	The proposed quantum and mix of	1	 	2	As above	 		
	development will support							
	permanent economic growth							
	within the Northern City Centre							
	Regeneration area and the wider							
205	city The proposed development will		 	2	As above	 		
200	support permanent social benefits	•		-	A3 above			
	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							
206	routes The development will positively	1	 	2	As above	 		
200	assist in addressing deprivation in	•		-	10 40010			
	this part of the city							
207	The proposed development will	1	 	2	As above	 ······································		
	positively support the long term							
	vitality and function of the Anglia							
	Square Magdalen Street Large							
<u> </u>	District Centre.		 			 		

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		1	2	As above

Level of agreement:

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

Noi	wich City Council	The Applicant	Historic England	Sa	ave 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	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.	accept this is a consideration	relevant	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.	The tower signiful regeneration are features many redwellings. There policy or other bushich requires a use to justify a term of the term of the policy or other bushich requires a second or the policy or other bushich requires a second or the policy or other bushich requires a second or the policy or other bushich requires a second or the policy or other bushich requires a second or the policy of the poli	ea which new e is no nest practice a particular	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			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						

	<u></u>				<u>, </u>	,		
	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".							
		4						
98	The tower does not block				1			
	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	1			2	See proof of evidence		
	of the tower is distinctive by					·		
	comparison with towers in							
	other cities and other							
1				1				
	buildings within the Anglia			1				
100	Square development. The tower fails to provide	3	There is no requirement for	-				
100		3	such access in policy or					
	public vantage points, which would have been desirable.		best practice.					
			best practice.					
Heri	tage Impact							
102	The Main Heritage Assets listed	1			1			
102	in Table 1 – Appendix 4 of the							
	1							
	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							
				1				
1	impact of the development on			1				
	the significance of the listed							
	heritage assets.	1						
103	Pages 30 – 60 of the Built				2	See proof of evidence		
	Heritage Assessment (CD4.86			1				
	ES Vol 3 (i)) provides an			1				
	accurate description of the			1				
	significance of relevant			1				
1	designated assets			1				
104		+		1	2	See proof of evidence		
104						222 p. 22. 2. 2		
							· ·	
	 Appendix 4 (Townscape and 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate basis for assessing the visual 							
	 Appendix 4 (Townscape and Visual Impact Assessment) of the Statement of Common Ground provide a proportionate and appropriate 							

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 grads	Relevant views*		lpa-s-a-	t on significance	
Main Heritage Assets	Properties in group (exc local list)	Listing grade	Relevant views*	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaig
Anglican Cathedral		1	7A, 8, 9, 14, 15, 20, 48, 49, 58, 60	Moderate harm	SAVE	Norwich Society	Norwich Cycling Campaig
St Helen's Church			58, 60	Minor harm			
St Helen's Church Waterloo Park		RHPG II*	38, 60	Minor harm			
RC Cathedral		KHPG II	7, 7A, 8, 9	Moderate harm			
45 London Street				Moderate harm			
Castle		I, SAM	12 , 54 8 , 9 , 12 , 54	Minor harm			
St Andrew's Church		I, SAIVI		Minor harm			
		*	12, 54				
City Hall St Peter Mancroft Church		lı	8, 9, 11, 53	Minor harm			
		II.	8, 9, 11	Negligible harm		<u> </u>	
The Guildhall			11	Minor harm		<u> </u>	
1 Guildhall Hill			11	Minor harm		<u> </u>	
St Andrews and Blackfriars Halls		I, SAM	22, 55	Minor harm			
St Peter Hungate Church			22, 55	Negligible harm			
Britons Arms		II*	22, 55	Negligible harm			
2-8 Elm Hill							
St Augustine's Street group	Nos. 1-11, 21-29, 22-36, 42, 44, 46, 48, 50, 52, 59, 61, 71-73 New Botolph Street	Various	15, 16	Major harm 1			
St Augustine's Church		I	32 , 33	Negligible harm			
2-12 Gildencroft		II	32 , 33	Minor harm			
City Wall (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		I	25, 27, 56	Major harm 1			
Fye Bridge Street group	Nos. 2-8, 9-13, Fye Bridge, 3 Colegate	Various	25, 27 , 56	Major harm 1			
Wensum Street group	9-13 Wensum Street, 40 Elm Hill	Various	25	Major harm 1			
St Martin at Oak		I	29	Minor harm			
47-49 St Martin's Lane		II	29	Moderate harm			
St George's Street group	St George's Colegate church, Bacon House, Nos. 63, 80, 82	Various	37	Minor harm			
Calvert Street group	Nos. 9, 11, 12, 13, 20, 22, 1-9 Octagon Court	Various	38	Minor benefit			
42-48 Magdalen Street group		Various	42	Negligible benefit			
Magdalen Street (centre and north)	Nos. 75, 105, 107	II	34, 43	Major benefit			
Doughty's Hospital		II	44	Negligible harm			
13-45 Pitt Street		Local	30, 46	Total loss 1			
St Mary's Church			52	Negligible harm			+ +
Pykerell's House		*	52	Negligible harm			+ +
59-89 Duke Street			52	Negligible harm			+ +
City Centre Conservation Area		NA	All	Minor-Moderate harm			

				Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
TOWNSCAPE AND VISUAL IMPA	ACT ANALYSIS			,			, 3 ,
/iewpoint Ref*	Viewpoint name	Heritage assets affected**	TVIA rating	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
•	•			•		,	, , , ,
Distant range / Image of Norwi	ch						
3	Motram monument	Anglican Cathedral	Sensitivity	High	1		
		RC Cathedral	Magnitude of Change	Medium	2 See proof of evidence		
		Castle	Residual effect	Moderate-Adverse	2 See proof of evidence		
		City Hall					
		St Peter Mancroft					
9	Ketts Heights	Anglican Cathedral	Sensitivity	Medium	2 See proof of evidence		
		RC Cathedral	Magnitude of Change	Medium	2 See proof of evidence		
		Castle	Residual effect	Moderate-Neutral	2 See proof of evidence		
		City Hall					
		St Peter Mancroft					
12	Castle rampart	45 London Street	Sensitivity	High	1		
		Castle	Magnitude of Change	Medium	2 See proof of evidence		
		St Andrew's Church	Residual effect	Major-Adverse	1		
15	Junc St Augustines St / Magpie Road	Anglican Cathedral	Sensitivity	Medium	2 See proof of evidence		
	and seriagustines ser, imagpie near	St Augustine's Street group	Magnitude of Change	Medium	2 See proof of evidence		
		ot rugustine socioci gi oup	Residual effect	Moderate-Adverse	See proof of evidence		
7	Mousehold Avenue	RC Cathedral	Sensitivity	Low	2 See proof of evidence		
	Widdefiold / Weilde	ne catheara	Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Moderate-Neutral	See proof of evidence		
7Δ	Mousehold Avenue panorama	Anglican Cathedral	Sensitivity	Medium	2 See proof of evidence		
	Woodenoid / Wende punorumu	RC Cathedral	Magnitude of Change	Medium	2 See proof of evidence		
		ne catheara	Residual effect	Moderate-Adverse	See proof of evidence		
14	Aylsham Road outside no 22	Anglican Cathedral	Sensitivity	Medium	25cc proof of evidence		
.4	Ayisilani Noad Odtside no 22	Anglican Cathedral	Magnitude of Change	Medium	 		
			Residual effect	Moderate-Neutral			
19	Waterloo Park	Anglican Cathedral	Sensitivity	Medium			
40	Waterioo Faik	Waterloo Park	Magnitude of Change	Medium			1 1
		Waterioo Faik	Residual effect	Moderate-Adverse			
40	Aylsham Road	Anglican Cathedral	Sensitivity	Medium	2 See proof of evidence		
49	Ayisiidiii Nodu	Anglican Cathedral	Magnitude of Change	High	2 See proof of evidence		
			Residual effect	Major-Adverse	1		
- A	Norwich Castle battlements	45 London Street	Sensitivity	High	1		
54	Norwich Castle battlements	Castle	Magnitude of Change	Medium	2 See proof of evidence		
-		St Andrew's Church	Residual effect	Major-Neutral	2 See proof of evidence		
60	Cathedral Meadow	Anglican Cathedral	Sensitivity	High	1 1		
60	Cathediai Meadow	St Helen's Church	Magnitude of Change	Low-Medium	2		1
		Strielen's Charch	Residual effect	Moderate-Adverse	1		
A	Angel Road		Sensitivity	Low	1		+ +
†	Aliget Noau		Magnitude of Change	Medium			1
10	Kotto Hill		Residual effect	Moderate-Neutral	2 See proof of evidence		
10	Ketts Hill		Sensitivity Magnitude of Change	Low			1
			Magnitude of Change	Medium	2 See proof of evidence		
			Residual effect	Minor-Adverse	See proof of evidence		

		1	1	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
Medium range / Streets,	spaces, incidental			THO WICH CITY COUNCIL	JAVE	1401 WICH Society	To with Cycling Campaign
22	Junc Elm Hill / Princes Street	St Andrews & Blackfriars Hall	Sensitivity	High			
	Julie Emirim / Frinces Sureet	Stringlews & Blackmars mail	Magnitude of Change	Low	+ +		
			Residual effect	Moderate-Adverse			
27***	Riverside walk next to tourist boat pontoon	St Clements Church	Sensitivity	Medium			
	Inverside walk next to tourist sout pointour	Fye Bridge Street group	Magnitude of Change	Low	+ +		
		Tye Bridge Street Broup	Residual effect	Minor-Adverse			
31***	Quaker Burial Ground		Sensitivity	Medium	 		
	Quarter Burnar Ground		Magnitude of Change	Medium	+ +		
			Residual effect	Moderate-Neutral			
38	Junc Calvert Street / Colegate	Calvert Street group	Sensitivity	Medium-High			
	June Carrette Casety Consignate	- Carrett Greet Broap	Magnitude of Change	Low-Medium	+ +		
			Residual effect	Moderate-Beneficial			
11	Outside Forum	City Hall	Sensitivity	High	1		
	- Catalac i Gram	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					
20	Upper Close	Anglican Cathedral	Sensitivity	High	1		+ +
		Upper Close (northern group)	Magnitude of Change	Very Low	2 See proof of evidence		
		FF - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	Residual effect	Minor-Adverse	2 See proof of evidence		
23	Outside 21 Tombland	Maids Head Hotel	Sensitivity	High	1		
	Outside 11 is maintained	1774140 17644 17646	Magnitude of Change	Low	2 See proof of evidence		
			Residual effect	Moderate-Adverse	2 See proof of evidence		
25	Junc Wensum Street / Elm Hill	St Clements Church	Sensitivity	High	1		† †
	Valle Wellsum Gereself Zim viiii	Fye Bridge Street group	Magnitude of Change	Medium	2 See proof of evidence		
		Wensum Street group	Residual effect	Major-Adverse	1		
29	Junc Oak Street / St Martin's Lane	St Martin at Oak	Sensitivity	Medium	-		1
		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			
52	Rosemary Lane	St Mary's Church	Sensitivity	High	1		† †
		Pykerell's House	Magnitude of Change	Low	2 See proof of evidence		
		69-89 Duke Street	Residual effect	Moderate-Adverse	1		
53	City Hall balcony	City Hall	Sensitivity	High	1		
	, ,	,	Magnitude of Change	Low	2 See proof of evidence		
			Residual effect	Moderate-Neutral	2 See proof of evidence		
55	Peter Hungate Church gardens	St Andrews & Blackfriars Hall	Sensitivity	High			
			Magnitude of Change	Very low			
			Residual effect	Minor-Adverse			
56	Fye Bridge	St Clements Church	Sensitivity	High	1		
	-	Fye Bridge Street group	Magnitude of Change	Low	2 See proof of evidence		
			Residual effect	Moderate-Adverse	1		
13	Junc Gentlemans Walk / Davey Place		Sensitivity	High			
	·		Magnitude of Change	Very Low			
			Residual effect	Minor-Adverse			
19	OS St James Church, Barrack Street		Sensitivity	Low-Medium			
	· ·		Magnitude of Change	Medium			
			Residual effect	Moderate-Beneficial			
36	Junc Muspole Street / Colegate		Sensitivity	Medium			
			Magnitude of Change	Medium			
			Residual effect	Moderate-Neutral			
50	Bakers Road		Sensitivity	Medium			
			Magnitude of Change	Low			
			Residual effect	Minor-Neutral			
51	Sussex Street		Sensitivity	Medium			
			Magnitude of Change	Low			
		<u> </u>	Residual effect	Minor-Neutral			1
			nesidual effect	Willioi-Neutrai			

				Norwich City Council	Norwich City Council	SAVE	Norwich Society	Norwich Cycling Campaign
			Magnitude of Change	NA				
			Residual effect	NA				
lose range / Immediate environs								
6	Junc St Augustines St / Sussex Street	St Augustine's Street group	Sensitivity	Medium	2 See proof of evidence			
			Magnitude of Change	High	1			
			Residual effect	Major-Adverse	1			
2	St Augustine's Churchyard	St Augustine's Church	Sensitivity	High	1			
		2-12 Gildencroft	Magnitude of Change	High	1			
			Residual effect	Major-Neutral	2 See proof of evidence			
5	Junc Cowgate / Bull Close		Sensitivity	Low	2 See proof of evidence			
			Magnitude of Change	Medium	2 See proof of evidence			
			Residual effect	Moderate-Adverse	2 See proof of evidence			
4	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			
7	Magpie Road	City Wall (Magpie Road)	Sensitivity	Medium-High	1			
			Magnitude of Change	High	1			
			Residual effect	Major-Neutral	2 See proof of evidence			
)	Junc St Crispin's Road / Oak Street	43-45 Pitt Street	Sensitivity	Low				
			Magnitude of Change	High				
			Residual effect	Moderate-Beneficial				
3	St Augustine's Church porch	St Augustine's Church	Sensitivity	High	1			
		2-12 Gildencroft	Magnitude of Change	High	1			
			Residual effect	Major-Neutral	2 See proof of evidence			
4	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			
2	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			
3	59 Magdalen Street	Magdalen Street	Sensitivity	Low				
			Magnitude of Change	High				
			Residual effect	Moderate-Beneficial				
6	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 / Magpie Road		Sensitivity	Low	2 See proof of evidence			
	3,		Magnitude of Change	High	1			
			Residual effect	Moderate-Beneficial	2 See proof of evidence			

^{*} Viewpoint numbers in bold red indicate viewpoints cited in Historic England's Statement of Case, viewpoint number 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.

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

Weston Homes Plc	Name:
	Job Title:
	Signature:
	Date:

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

Columbia Threadneedle Investments	Name:
	Job Title:
	Signature:
	Date:

Signature page for the Statement of Common Ground - the Council

Norwich City Council Name: David Parkin

Job Title: Area Development Manager

Signature: D Parkin

Date: 29.11.19

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: