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The Planning Inspectorate,
c/o Kathrine King,
Rm 3 / O Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN.

Wednesday, 02 October 2019

ES / JR – 16/053
BY EMAIL

Dear Ms King,

RESPONSE TO THE REQUEST FOR FURTHER INFORMATION UNDER REGULATION 25 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 IN RELATION TO THE ANGLIA SQUARE DEVELOPMENT, NORWICH (LPA REF:18/00330/F / PINS REF: APP/G2625/V/19/3225505)

On behalf of our client, Weston Homes Plc, we write to provide a response to each of the points raised in the letter from the Secretary of State dated 17th July 2019 pursuant to Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') in relation to the hybrid planning application for a mixed-use development at Anglia Square, Norwich (LPA Application Ref. 18/00330/F / PINS Ref. APP/G2625/V/19/3225505).

Accompanying this letter is a an Non-Technical Summary of the 2018 Supplementary Environmental Information (SEI), within this letter is a link to the Environmental Statement (ES) in its entirety. In addition, we will shortly provide you with:

- A table to navigate the application documents, including the ES (referred to as a 'Road Map'); and
- A draft Core Documents List.

These documents will follow under a separate cover.

To respond to the information requested in the letter dated of 17th July 2019, the following headings have been used from that letter.

An Updated Environmental Statement

The letter dated 17 July 2019 requested that an updated ES is submitted in an accessible format. The ES (the 'Original ES') was submitted to Norwich City Council (NCC) in March 2018 as part of the wider planning application for the above site.

Following the submission of the application and further consultation with the local community, statutory consultees and other key stakeholders, a number of amendments to the scheme were proposed. These were submitted in September 2018, hereafter referred to as the 'Amended Scheme'.

Supplementary Environmental Information (SEI) was provided to assess the impact of these amendments in relation to the environmental topics discussed within the Original ES. The SEI set out the updated description of the development and confirmed that the Amended Scheme does not alter the conclusions presented within the Original ES. The SEI was structured in the same way as the Original ES (i.e. using the same numbering system for each topic and consecutive number for the technical appendices) and clearly stated that the information presented should be read in conjunction

with the corresponding Original ES chapter, as is standard practice for the submission of supplementary information.

Consequently, the ES comprises the following:

- ES Volume 1: Non-Technical Summary (NTS);
- ES Volume 2: Main Text;
- ES Volume 3: Technical Appendices; and
- Supplementary Environmental Information (SEI).

For clarity and to avoid a 'paper chase', the following provides a link to the above ES volumes in their entirety in an accessible format ([here](#)).

In order to help navigate the application documents, we have prepared a table setting out how the planning documents (including the ES) was submitted as part of the original application and those documents that were submitted later, post submission, as supplementary information or as points of clarification should be considered (i.e. whether these should be read in conjunction with later documents or have been superseded). This 'road map' will follow under a separate cover.

An Updated and Detailed Description of Development

The updated description of the development following the amendments to the scheme is set out within the SEI. This description was drafted through detailed consultation with NCC and agreed prior to the submission of the additional information (SEI, Chapter 1). Given that the off-site highway works are listed in the SEI and will be subject to a S106 obligation for final details, it is not considered that they need to be included within the description of development. Their inclusion within the SEI does, nevertheless, confirm that they have been taken into account in respect of all relevant chapters within the ES.

An Updated Assessment of the Likely Significant Effects Resulting from Demolition Activities and a Draft Site Waste Management Plan

As set out in Volume 2, Chapter 5 (paragraph 1.37) of the Original ES a Site Waste Management Plan (SWMP) will be produced pursuant to a pre-commencement planning condition. This is a standard approach given that the SWMP forms part of the Construction Environmental Management Plan (CEMP) and should therefore be prepared in conjunction with this document.

However, the proposed construction methodology and programme is set out in Chapter 5 of the Original ES (Volume 2) and has been used to inform the construction phase assessments for each of the relevant ES chapters including Transport, Noise and Air Quality.

A more detailed SWMP would be premature to prepare at this stage, since detailed proposals for demolition by sub-contractors have not yet been prepared and, given the outline nature of Phases 2-4 of the Proposed Development, details of any construction waste are not yet known.

Updated Traffic Modelling or Explanation as to Why this is Not Required

The Transport Assessment (TA) Scoping Statement identified a forecast year of completing the full regeneration of Anglia Square as 2028, which was also assumed to be the date at which the Proposed Development would be complete and fully occupied.

This forecast year (2028) was agreed with Norfolk County Council (NoCC) for the purpose of modelling the impact of traffic on the local road network surrounding the site, along with an indicative methodology to discount the forecast year of the strategic traffic model (2032) to obtain a 2028 base.

The Air Quality modelling was undertaken in accordance with the approach agreed with NCC (which is standard practice). It is noteworthy that the Environmental Health Officer (EHO) accepted that AQA as a robust assessment of the impacts of the development and did not find it necessary to request this further assessment. It is reiterated that the proposed conditions, submitted with the NCC Statement of Care, include for additional AQAs over time to be submitted with reserved matters applications for subsequent phases of the development once the details of these, in terms of unit numbers, parking spaces and energy strategies are proposed.

An Assessment of Significant Effects Associated with Major Accidents and Disasters

The ES has been prepared in accordance with the EIA Scoping Opinion received from NCC in February 2018, as set out within the EIA Regulations. A copy of the EIA Scoping Opinion is provided in Appendix 1.5 of the Original ES (Volume 3).

The Proposed Development is not located in an area which is anticipated to be at risk of foreseeable major accidents and disasters and the vulnerability of the site is likely to be related to flood risk, climate change and potential site contamination. Each of these topics have either been discussed within the ES or formally scoped out and considered within standalone planning documents, based on the likelihood of significant effects. This approach was in accordance with the comments from NCC, statutory consultees and the general public.

Furthermore, the EIA Screening Opinion from NCC (dated March 2017) confirms that effects of this nature in relation to the site were considered unlikely.

A Revised Non-Technical Summary

An updated NTS has been prepared in relation to the SEI and is submitted with this letter.

I hope that the above information is helpful and that it provides sufficient clarity on the matters raised in your letter. If you have any further queries, please do not hesitate to contact myself or my colleague Joanna Ready.

Yours sincerely,

Eilish Smeaton
Director, Planning and EIA

Enc. As listed above