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Sent by email:
Peter.luder@weston-homes.com

Your Ref:
Our Ref: APP/G2625/V/19/3225505
Date: 17 July 2018

Dear Mr Luder,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')

Appeal by: Weston Homes Plc

Site Address: Anglia Square, Norwich

We refer to the above appeal which commenced on 21 March 2019.

The development proposed consists of a hybrid planning application for a mixed-use development of Anglia Square, Norwich. By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) accompanying the planning application that is the subject of the above appeal has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the appellant is required to supply the following further information:

- An updated ES which compiles in an accessible format, all of the information relating to the significant effects of the Proposed Development (taking into account points raised below). The information which currently comprises the ES or which is substantive to it (that is contained in the Supplementary Environment Information (SEI)) is located disparately throughout the appeal documentation and some information is poorly referenced or is missing e.g. SEI Chapter 13 Townscape and Visual Impact Assessment. The current presentation of the information hinders the reader's ability to understand the information and results in an avoidable paper chase. The updated ES will enable a robust compilation of



the information for the assessment and support the examination and making of reasoned conclusions which must ensue.

- An updated and detailed description of development. The description of the development in the current ES is informed with reference to the original Design and Access Statement (DAS). However, this document has been updated through the DAS Addendum. We also note that there are references to 'additional highway improvements' in the transport addendum document which are not clearly described and therefore it is difficult to discern if these noted in the project description are the same highway improvements listed in the SEI. There have also been a number of amendments to the description of the development and they are contained in the document entitled 'Summary of amendments'. Accordingly, the current ES fails to include an up to date and robust description of the development now proposed. In absence of this information it is not possible to ascertain if the assessments in the ES have been based on the development as now described. The updated and detailed description of the development should include a complete description of the proposed development including information pertaining to the highway improvements. Elements of the proposed development which are applied for in outline should be described in sufficient detail for the purposes of the assessment with reference to any applicable design parameters;
- An updated assessment of the likely significant effects resulting from demolition activities and a draft of the Site Waste Management Plan relied upon in the ES. The ES states that as part of the phased approach to development, demolition activities are required, however it is not evident if significant effects associated with these activities have been assessed in the ES. It is noted that a Site Waste Management Plan is to be produced however a draft is not provided despite it being relied upon to mitigate effect;
- Updated traffic modelling information or an explanation as to why this is not required with reference to the assessment of air quality and likely significant effect. The Scoping Opinion provided by Norwich City Council requested traffic modelling to be provided for a scenario five years after construction to inform the Air Quality assessment, this does not appear to have been addressed in any of the documentation provided;
- An assessment of significant effects associated with major incidents and disasters. The ES does not address whether there are likely significant effects in relation to major incidents/disasters for the proposed development. The ES also fails to explain if they have been scoped out of the assessment; and
- A revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

You can access Regulation 25 of the EIA Regulations at the following direct link: <http://www.legislation.gov.uk/uksi/2017/571/regulation/25/made>

Although it is not a statutory requirement, in the interests of transparency and openness the appellant may wish to publicise the availability of the further information in



accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter (either by email or post).

A copy of this letter has been sent to Norwich City Council.

Yours sincerely,

David Price

David Price
EIA and Land Rights Manager
(Signed with the authority of the Secretary of State)

Cc: planning@norwich.gov.uk

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

<https://acp.planninginspectorate.gov.uk/>

