



JULY 2022

Anglia Square, Norwich

Environmental Statement Addendum

Iceni Projects Limited on behalf of
Weston Homes PLC

ICENI PROJECTS LIMITED
ON BEHALF OF WESTON
HOMES PLC

July 2022

Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham, B4 6AT

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

Glasgow: 177 West George Street, Glasgow, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | **w:** [iceniprojects.com](https://www.iceniprojects.com) | **e:** mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | **twitter:** @iceniprojects

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1. INTRODUCTION

- 1.1 This Environmental Statement Addendum ('ES Addendum (July 2022)') has been prepared by Icen Projects and a team of technical experts on behalf of Weston Homes PLC (the 'Applicant'). The ES Addendum (July 2022) accompanies a number of changes to a hybrid planning application submitted to Norwich City Council ('NCC') on 1st April 2022.
- 1.2 A hybrid planning application (Ref. 22/00434/F) (the 'Application') was submitted by the Applicant to NCC for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (hereafter referred to as the 'Site'). The planning application, which is still to be determined, comprises a full set of technical documents to assess the potential impacts of the proposals, including an Environmental Statement (hereafter referred to as 'ES (March 2022)').
- 1.3 Following submission of the planning application, and completion of the statutory consultation exercise, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees and other key stakeholders, so as to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, a number of changes to the planning application as originally submitted are now proposed. This is referred to as the 'Amended Development', and is detailed at Section 2 of this ES Addendum (July 2022).
- 1.4 This ES Addendum (July 2022) has been prepared to set out:
- Amendments to the scheme;
 - How the amendments to the scheme alter the findings of the ES (March 2022);
 - Whether the Environmental Statement remains valid for decision making;
 - Whether new or different significant environmental effects are likely to arise as a result of the amendments, from those reported in the Environmental Statement;
 - Any information which was omitted from the Environmental Statement (e.g. diffusion tube data); and
 - Response to the consultation responses.
- 1.5 The Heritage, Townscape and Visual Impact Assessment (HTVIA) ES Addendum (July 2022) is provided as Appendix A3.

The Site

- 1.6 There have been no changes to the site boundary, as set out in the ES (March 2022). A site location plan was located at Appendix 3.1 of the ES (March 2022) and the site and surroundings were described in Chapter 2.
- 1.7 The Site is located in Norwich, wholly within the administrative boundary of NCC in the northern part of the city centre at National Grid Reference TG230093. The Site covers an area of approximately 4.6 hectares (ha).

Updated Legislative and Policy Context

- 1.8 To the extent to which it is relevant to the process of EIA, the ES Addendum (July 2022) includes a brief summary of updates to planning policy relevant to establish the context within which the Proposed Development has been brought forward.

Consultation

- 1.9 Where further assessment work has been necessitated by comments from statutory consultees these are detailed within the relevant technical sections of this ES Addendum (July 2022).
- 1.10 The comments received in relation to the non-technical summary (NTS) have been considered and incorporated into the updated NTS which accompanies this ES Addendum (July 2022).

EIA Methodology, Processes and Difficulties

- 1.11 Amendments to any methodologies and processes, and any difficulties associated with the supplementary environmental information provided in this ES Addendum (July 2022) are stated where relevant within the technical sections. These amendments should be read in conjunction with the information provided in the ES (March 2022).
- 1.12 No comments were received in relation to the overall EIA methodology.

Alternatives

- 1.13 Consideration of the reasonable alternative designs considered by the Applicant and design evolution of the Proposed Development is set out within **Chapter 3: Proposed Development, Construction and Description of Alternatives** of the ES (March 2022) in accordance with Schedule 4(2) of the EIA Regulations 2017 (as amended).

- 1.14 No information is provided on alternative locations for the Proposed Development, as no other sites were considered by the Applicant, as detailed in the ES (March 2022).
- 1.15 The assessment of alternatives is sufficient to meet the IEMA EIA Context and Influence Criteria and therefore has not been considered further within this ES Addendum (July 2022).

Availability of the Document

- 1.16 The ES and Non-Technical Summary are available to view online (planning reference: 22/00434/F), via the following link:

<https://planning.norwich.gov.uk/online-applications/>

- 1.17 Hard copies have been made available for physical inspection at NCC's Planning Offices. In addition, hardcopies or electronic copies can be requested for a reasonable fee. The Non-Technical Summary can be obtained free of charge in hard copy or as an electronic file. If hardcopies are required, Icen Projects will be able to assist and can be contacted as follows:

Da Vinci House

44 Saffron Hill

London

EC1N 8FH

Telephone 020 3640 8508

Email: impactmanagement@iceniprojects.com

- 1.18 Reasonable charges will be made for paper or electronic copies of the ES Addendum (July 2022).

2. UPDATES TO THE PROPOSED DEVELOPMENT

- 2.1 This section describes the amendments and provides context for these changes. The planning application drawings are provided in Appendix A1.
- 2.2 The below provides an updated description of development to that described in Chapter 3 of the ES (July 2022).

“Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), hard and soft landscaping of public open spaces comprising streets and squares/courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);

Comprising;

Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 7 storeys for 353 residential dwellings (Use Class C3) (142 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 28 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 48 dwellings in Block M) with associated cycle and refuse stores), and, for 5,411sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and

dry cleaner (up to 150sqm))), service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 134 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);

and

Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E – H and J) ranging in height from 2 to 8 stories for up to 747 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,589 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 316 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas).”

2.3 The amendments to the Proposed Development as described in Chapter 3 of the ES (March 2022) are as follows:

- Reduction in height by 1 storey of Blocks A and D;
- realignment of basement and ground level car park access to Block A;
- repositioning of houses and apartments forming Block B;
- amendments to the housing mix;
- raising of Block C ground level to above 100year (+climate change) flood levels;

- distance between Block C and 4-10 Beckham place increased;
- elevational changes and repositioning of Block L (Stump Cross building);
- roof ridge and eaves on east side of Block M reduced in height;
- introduction of 2 storey podium between Blocks E and EF to provide larger car park; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane removed);
- landscape amendments; and
- reduction of 3 car parking spaces in the Detailed Component, increase of 3 car parking spaces in the Outline Component.

2.4 These changes comprise the Amended Development. Overall, the Amended Development continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development.

2.5 A schedule of the updated drawings is appended as Appendix A11.

2.6 Demolition and construction will commence in January 2023, rather than in December 2022 as reported in the ES (March 2022). Demolition and construction will take place continuously over an 8 year period, as was reported in the ES (March 2022). The updated duration of each phase is set out in Table 2.1

Table 2.1 Updated Demolition and Construction Programme

Phase	Duration
Phase 1	(Q1 2023 – Q2 2025)
Phase 2	(Q1 2025 – Q4 2025)
Phase 3	(Q2 2025 – Q2 2028)
Phase 4	(Q1 2027 – Q4 2030)

2.7 A more detailed description of the phasing strategy can be found in Appendix A2. This document has been considered as part of this ES Addendum (July 2022) and no further construction effects have been identified.

3. SOCIO-ECONOMICS

3.1 This section relates to the socio-economic assessment of the Proposed Development and provides responses to comments from an ES Review on Chapter 4 of the ES (March 2022), and provides the following:

- An update to the construction effects following the preparation of a viability report and associated construction cost which influences the number of construction jobs; and
- An update to the proposed dwelling mix which impacts the child yield from the development which in turn impacts on the assessment of education provision.

3.2 **Table 3.1** summarises how the assessment has responded to these points and where this information is provided within this ES Addendum (July 2022).

Table 3.1 Review of Consultation Undertaken Since the Submission of the ES (March 2022)

Issue Raised	Responses
<p>Healthcare provision - This development would give rise to a need for improvements to capacity, which, in line with the ICS estates strategy, would primarily come from improvements/extension of existing infrastructure or the building of a new facility. It will also give rise to increased investment requirements within our acute, community and mental healthcare settings, where the investment will be required to provide and develop functionally suitable facilities for patients, providing the required beds and floorspace to manage the increased demand.</p> <p>Capital Cost calculation of additional healthcare services arising from development proposals 22/00434/F:</p> <ul style="list-style-type: none"> • Total Acute Capital Cost £209,896 • Mental Health Beds Capital Cost £28,690 • Intermediate Healthcare Provision Total £22,861 • Primary & Community Healthcare Provision Total £179,844 <p>Overall Capital Cost Calculations Total £441,289.</p>	<p>Impact on healthcare provision is assessed at section 4.185 of the ES (March 2022). It is acknowledged that the additional population yield associated with the Proposed Development would increase demand and impact provision of healthcare services.</p> <p>Section 4.210 of the ES (March 2022) outlines there is flexibility for potential on-site provision if required to mitigate the impacts of the development, as the design includes flexible Class E floorspace. However, this would be subject to further discussion and reliant on the CCG plans for healthcare provision in the north Norwich area.</p> <p>As such, the NHS' consultation response should be taken into account by the decision-maker in the planning balance, as well as relevant planning policies and legislation.</p>

<p>Education facilities - Considering the other development in this area of Norwich, a total of 1,318 dwellings (including the Anglia Square site) would generate an additional 97 Early Education 2-4 age children, an additional 278 primary 5-11 age children, an additional 144 11-16 age children and an additional 15 16-18 age children. Although there is spare capacity at high school level and within the Early Education sector there is insufficient capacity at the Infant and Junior phase of schooling servicing this development to accommodate the children generated by these developments. St Clements Hill Primary Academy is located 1 mile from the development, opened in September 2018 and will grow to become a 420 place primary school. We will therefore monitor pupil numbers and if further expansion is required will put in a claim for funding for additional places if necessary through CIL as this is covered on the District Council's Regulation 123 list.</p>	<p>Impact on education is assessed at section 4.176 on the ES. It is agreed that there should be existing capacity to accommodate the new pupils generated by the Proposed Development. However, if further expansion of local schools is necessary, this could be funded through the Community Infrastructure Levy.</p>
<p>Libraries - New development will have an impact on the library service and mitigation will be required to develop the service, so it can accommodate the residents from new development and adapt to user's needs. 1,100 No. of houses x £75 per dwelling = £82,500</p>	<p>Impact on libraries and other community facilities is assessed at section 4.196 on the ES and it is acknowledged the proposals will provide a new community hub. As with education provision, requirements for library provision can be monitored and funded through the Council's Community Infrastructure Levy if necessary.</p>

Updated Legislation and Policy Context

- 3.3 There are further no updates to the policy context detailed within Chapter 4: Socio-Economics of the ES (March 2022).

Updated Assessment Methodology and Significance Criteria

- 3.4 There are no further updates to the assessment methodology and significance criteria detailed within Chapter 4: Socio-Economics of the ES (March 2022).

Updated Baseline Conditions

- 3.5 Limited data from the 2021 census was published on 28th June 2022, however this only relates to the population and household estimates. This data is only available down to local authority level, and therefore not yet available for the Local Impact Area. As a result, the recent data has not been utilised as it would not provide a fair and appropriate comparison and to ensure consistency in comparing and reporting for different geographic areas. As such, there are no further updates to the baseline conditions detailed within **Chapter 4: Socio-Economics** of the ES (March 2022).

Updated Assessment of Effects (Construction and Operational)

- 3.6 An update to the effects presented in Chapter 4: Socio-Economics of the ES (March 2022) is considered in this section.

Effects During Construction

Direct Employment

- 3.7 Since the preparation of the ES (March 2022), further work has been undertaken which estimates an increased construction cost of £202,839,347 (based on the median BCIS rate for +6 storey residential apartment development).
- 3.8 Based on the revised construction costs and applying a consistent methodology with the ES (March 2022), the Proposed Development is expected to support an estimated average of **276 direct construction jobs per annum (i.e. total jobs)**, equivalent to 2,211 jobs over the duration of the build period. The estimated level of employment represents an **9.2% increase in the number of construction jobs in Norwich (currently 3,000)¹ or 0.2% in the East of England (currently 178,000)**. For comparison, the previous ES (March 2022) estimated 204 direct construction jobs per annum or 1,635 jobs over the duration of the build period, which represented a 6.8% increase in Norwich construction employment or 0.2% increase in the East of England region.

Indirect Employment

- 3.9 To deduce the indirect employment effect, an assumed leakage rate of 10%², a displacement rate of 25% and a regional multiplier of 1.5 are applied for the construction sector³. Applying these to the direct jobs figure, results in an estimated further **280 indirect and induced jobs** being supported during the demolition and construction period each year, and **2,239 in total**. For comparison, the previous ES (March 2022) estimated 207 indirect construction jobs per annum or 1,656 in total.
- 3.10 The employment generated during the demolition and construction phase is assessed as continuing to have a **temporary, medium-term, direct and indirect, beneficial effect of minor significance** across Norwich and the East of England region.

Effects Once the Proposed Development is Complete and Operational

- 3.11 Considering the hybrid nature of the planning application, Chapter 4: Socio-Economics of the ES (March 2022) sought to assess the upper parameters of development so that the maximum impacts

¹ ONS, BRES, 2020.

² Estimation at regional level considering construction jobs are mobile

³ Ready reckoners from HCA Additionality Guide, 2014

were considered. As these upper parameters (i.e. 1,100 dwellings and 8,000sqm flexible floorspace) have not changed, the previous assessment is still relevant and robust. However, minor changes have been made to the housing mix and indicative accommodation schedule which impacts the child yield from the Proposed Development. An update to the effects presented in is considered in this section.

Education

- 3.12 Assuming 47% of the units will comprise of 1-bedroom flats (previously this was 45%), 51% will be 2-bedroom flats (previously this was 50%), 4% will be 3-bedroom houses (previously this was 5%), with 10% affordable housing; the associated child yield is set out in **Table 3.2** below. Using the NCC standard multiplier for pupil numbers, it assumes that no children will be generated from 1 bed dwellings and that children from 2+ bedroom flats count as half the usual number from a 2+ bedroom house. This is equivalent to 325 dwellings for the purposes of calculating child yield (previously this was equivalent to 330 dwellings).

Table 3.2 Child Yield for Proposed Development

Education Stage	Multiplier	Child Yield (325 dwellings x multiplier / 100)
Early Years	9.6	31
Primary (Infant and Juniors)	26.1	85
Secondary / High School	17.3	56
Sixth Form	1.7	6

- 3.13 This equates to 178 pupils generated by the Proposed Development (3 fewer than previously generated). As such, it is anticipated that these pupils could be accommodated within existing provision locally. On this basis, the impact of the Proposed Development on education provision in the Local Impact Area continues to be assessed as **permanent and negligible**

Additional Mitigation Measures

- 3.14 There are no further updates to mitigation measures set out within **Chapter 4: Socio-Economics** of the ES (March 2022).

Updated Residual Effects and Monitoring

3.15 The residual effects arising from the Proposed Development are summarised in Table 3.3 below:

Table 3.3 Summary of Residual Effects

Effect	Receptor (Sensitivity	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Effect (including mitigation)
Construction Effects						
No change to the residual effects report in the ES (March 2022).						
Operational Effects						
No change to the residual effects report in the ES (March 2022).						

Notes: * incorporating environmental design and management

Updated Effect Interactions and Cumulative Effects

- 3.16 There are no further updates to the effect interactions and cumulative effects set out within **Chapter 4: Socio-Economics** of the ES (March 2022).

Summary and Conclusions

- 3.17 This section comprises an update to **Chapter 4: Socio-Economics** of the ES (March 2022) to consider the comments raised as part of the post-submission consultation.
- 3.18 Taking into account the updated construction costs, the estimated number of direct and indirect jobs supported during construction have increased resulting in greater benefit. The updated accommodation schedule anticipates 3 fewer pupils to be generated by the Proposed Development than originally anticipated. Notwithstanding, the overall effects and their significance remain unchanged compared with the previous assessment.

4. ARCHAEOLOGY

4.1 This section relates to the archaeological impact assessment of the Proposed Development and provides responses to comments from an ES Review on Chapter 5: Archaeology of the ES (March 2022), and provides the following:

- Updated archaeological mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects.

4.2 **Table 4.1** summarises how the assessment has responded to these points and where this information is provided within this ES Addendum (July 2022).

Table 4.1 Review of Consultation Undertaken Since the Submission of the ES (March 2022)

Issue Raised	Responses
Consultation 15 from Council for British Archaeology (CBA): public inclusion	The 'Additional Mitigation Measures' section below details the additional mitigation proposed to address the comments of the CBA.

Updated Legislation and Policy Context

4.3 There are further no updates to the policy context detailed within Chapter 5: Archaeology of the ES (March 2022).

Updated Assessment Methodology and Significance Criteria

4.4 There are no further updates to the assessment methodology and significance criteria detailed within **Chapter 5: Archaeology** of the ES (March 2022).

Updated Baseline Conditions

4.5 There are no further updates to the baseline conditions detailed within **Chapter 5: Archaeology** of the ES (March 2022).

Updated Assessment of Effects (Construction and Operational)

4.6 An update to the significance criteria presented in **Chapter 5: Archaeology** of the ES (March 2022) is considered in this section.

Effects During Construction

4.7 There are no further updates to the assessment of potential effects during construction detailed within **Chapter 5: Archaeology** of the ES (March 2022).

Effects Once the Proposed Development is Complete and Operational

- 4.8 There are no further updates to the assessment of potential effects during the operational phase detailed within **Chapter 5: Archaeology** of the ES (March 2022).

Additional Mitigation Measures

- 4.9 An update to the Mitigation Measures presented in **Chapter 5: Archaeology** of the ES (March 2022) is considered in this section.

Construction

- 4.10 The archaeological mitigation strategy for the site will include provision for extensive public engagement to be developed in consultation with NCC and their archaeological advisors at Norfolk County Council. This will include the use of archaeology in place making for the development, and community archaeology and outreach to local community organisations and schools. All opportunities for on-site display information signage and interpretation will be taken.
- 4.11 Where possible, subject to appropriate Health and Safety, archaeological open days will be integrated into the archaeological investigations which are anticipated to be required in mitigation of the developments impact.
- 4.12 There are no further updates to mitigation measures set out within **Chapter 5: Archaeology** of the ES (March 2022).

Operational

- 4.13 There are no further updates to mitigation measures set out within **Chapter 5: Archaeology** of the ES (March 2022)

Updated Residual Effects and Monitoring

4.14 The residual effects arising from the Proposed Development are summarised in Table 4.2 below:

Table 4.2 Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Effect (including mitigation)
Construction Effects						
No change to the residual effects report in the ES (March 2022).						
Operational Effects						
No change to the residual effects report in the ES (March 2022).						

Notes: * incorporating environmental design and management

Updated Effect Interactions and Cumulative Effects

- 4.15 There are no further updates to the effect interactions and cumulative effects set out within Chapter 5: Archaeology of the ES (March 2022).

Summary and Conclusions

- 4.16 This section comprises an update to Chapter 5: Archaeology of the ES (March 2022) to consider the comments raised as part of the post-submission consultation.
- 4.17 In response to comments from the Council for British Archaeology regarding public inclusion, the proposed archaeological mitigation strategy for the site has been updated to include provision for extensive public engagement to be developed in consultation with NCC and their archaeological advisors at Norfolk County Council.
- 4.18 There are no further updates to the assessment of potential effects detailed within Chapter 5: Archaeology of the ES (March 2022).

5. ECOLOGY

- 5.1 This section relates to the ecology impact assessment of the Proposed Development and provides responses to comments from an ES Review on Chapter 6: Ecology of the ES (March 2022).
- 5.2 This chapter is supported by:
- Appendix A4: Biodiversity Net Gain (July 2022); and
 - Appendix A5: Bat Report (July 2022).
- 5.3 **Table 5.1** summarises how the assessment has responded to these points and where this information is provided within this ES Addendum (July 2022).

Table 5.1 Review of Consultation Undertaken Since the Submission of the ES (March 2022)

Issue Raised	Responses
No information has been provided on who undertook the updated walkover survey in January 2022.	Peter Hadfield (BSc (Hons) MSc MCIEEM, a qualified and highly experienced ecologist, visited the site on 21.01.22 in order to assess whether the habitats and their conditions had changed since previous surveys. The surveyor also assessed the site's current suitability for supporting bats.
Additional bat surveys have been scheduled for 2022, the results of which require reporting.	A general activity transect of the site and dusk emergence survey of the ivy-covered wall adjacent Building B11 (see Figure 4.1) were undertaken in June 2022, on the same night. The results of these surveys have been provided in a subsequent Bat Report (Appendix A5).
There are several sheets missing within the submitted Biodiversity Net Gain (BNG) excel metric document and some of it appears to be edited rather than a direct copy of the metric sheets. The 'Headline Results', 'Detailed Results' and 'Trading Summary' are all sheets that are notably missing.	<p>The submitted BNG excel metric spreadsheet contains all necessary sheets. The 'Headline Results', 'Detailed Results' and 'Trading Summary' are all included within the submitted spreadsheet, in addition to all other supporting sheets including 'Introduction', 'Start', 'Instructions', 'Main Menu', 'Results', 'A-1 Site Habitat Baseline', 'A-2 Site Habitat Creation', 'A-3 Site Habitat Enhancement', 'B-1 Site Hedge Baseline', 'B-2 Site Hedge Creation' and 'B-3 Site Hedge Enhancement'.</p> <p>The updated metric has been provided (Appendix A4).</p>

<p>Page 4 / 5 of Biodiversity Net Gain Assessment (Appendix 6.6) provides a breakdown of what the proposed habitats are classified as within the BNG metric. All habitats can be found within the metric apart from the Tree Planting / Urban Trees.</p>	<p>It can be confirmed that 'Urban Tree' is included within the excel metric spreadsheet previously submitted, within the 'A-2 Site Habitat Creation' sheet.</p> <p>Urban Tree is a habitat within the BNG metric and has been used accordingly to describe the proposed areas of urban tree planting across the site.</p>
<p>As the application is hybrid, the Biodiversity Net Gain Assessment (Appendix 6.6) has addressed this by making assumptions for the outline areas. Any future reserved matters application for the outline area(s) will require an updated BNG report to be undertaken and submitted.</p>	<p>An updated BNG assessment will be completed following changes to the landscape strategy. The significant net gain in habitat and hedgerow units are still expected, but updated figures will be required and included within a revised Biodiversity Net Gain report. An updated BNG Metric shall be provided as part of any reserved matters application but given the significant gains calculated to date it is expected a comfortable net gain position will be achieved.</p>
<p>Within the Biodiversity Net Gain import tool excel spreadsheet, the hedgerow tabs have caused some confusion. Within 'Hedges – Raw Data', 887 metres of new hedgerows are proposed as part of the development. An 'Error – Data mismatch' occurs on the 'Hedges – Non-consolidated' and 'Hedges – Consolidated Data' sheets.</p>	<p>The proposed new hedgerow length of 887 metres has been accurately measured using the 'Biodiversity Metric 3.0 – QGIS template Beta test', as provided by Natural England. The 'Biodiversity Metric 3.0 – GIS import tool Beta test' provided by Natural England has been used to import data from QGIS into the excel metric spreadsheet. No errors have occurred within the 'Hedges – Raw Data' sheet, within the import tool spreadsheet. The errors yielded on the subsequent Hedgerow tabs are considered to be computational errors caused by the import tool itself. The hedgerow length proposed within the excel metric spreadsheet is considered to be accurate.</p>
<p>Urban Trees are thought to be not included within the BNG excel metric spreadsheet.</p>	<p>It can be confirmed that Urban Trees are included within the submitted BNG excel metric spreadsheet on both the 'A-1 Site Habitat Baseline' and 'A-2 Site Habitat Creation' sheets. A total of 211 trees have been proposed as part of the development, which equates to an area of 0.0954 ha, as showcased on the 'Main Menu' sheet. Urban Trees are also noted within the accompanying BNG report (Appendix 6.6). The figure presented within this report for the overall site area is 4.6766 ha, which is correct. The area assigned to Urban Trees is not included within the overall site area, as this area is essentially on-top of the existing baseline habitats.</p>

<p>The nearest park is Gildencroft Park to the west of the site, which sits alongside St Augustine's Church. The layout should ensure that there is connectivity with this existing area from the proposed development site, and within the site itself.</p>	<p>The landscape proposals include new tree planting and will increase vegetation on-site, which will allow for some ecological connectivity between the site and the locations to the west.</p>
<p>There are bat and bird boxes proposed within the ES Chapter 6 and Ecological Assessment (Appendix 6.4). Further details regarding box designs are required.</p>	<p>Suitable bat boxes include those from the Bird Brick House company, Habibat bat boxes or the Schwegler 1FR Bat Tube. Bat boxes would not be subject to direct lighting. Where lighting is required, the effects will be minimised by including use of appropriate low UV emitting luminaries.</p> <p>Suitable bird boxes would include the brick fronted Swift box from the Bird Brick House company and the Schwegler Lightweight 1A Swift box, in addition to the standard integral bird box from the Bird Brick House company, the Schwegler No. 24 brick bird box and Schwegler Open-fronted Nest box 2MR.</p>
<p>Natural England: The proposal is likely to have a significant effect on European sites through the following impact pathways and that you should therefore obtain the following information to help to help you undertake the Appropriate Assessment stage of the HRA process:</p> <ul style="list-style-type: none"> - Water quality / nutrient neutrality - Recreational disturbance 	<p>A HRA will be prepared in line with the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations').</p> <p>Recreational and water quality effects on European Designated Sites were assessed in the ES (March 2022). Neutral (not significant) residual effects were reported for both.</p>
<p>Natural England: We welcome that the Environmental Statement recognises that this proposal will require payment into the strategy. However, paragraph 6.60 describes this payment, and the green infrastructure within the proposal, as embedded mitigation. It is Natural England's view that these measures are not considered to be embedded and should, therefore, be considered at the appropriate assessment stage of a HRA</p>	<p>We note Natural England's comments and confirm the measures identified will be delivered through the planning process.</p>

Figure 5.1: Location B11



Updated Legislation and Policy Context

- 5.4 There are further no updates to the policy context detailed within Chapter 6: Ecology of the ES (March 2022).

Updated Assessment Methodology and Significance Criteria

- 5.5 There are no further updates to the assessment methodology and significance criteria detailed within Chapter 6: Ecology of the ES (March 2022).

Updated Baseline Conditions

- 5.6 Baseline conditions remain the same except for the addition of an updated Bat Activity Transect survey and Dusk Emergence survey, conducted in June 2022. A low level of activity was recorded from Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus*. No emergences were observed from the wall adjacent Building B11 (see Figure 5.1 for location of Building B11). The results of this survey have been issued in a subsequent Bat Report (Appendix A5).

Updated Assessment of Effects (Construction and Operational)

- 5.7 An update to the significance criteria presented in **Chapter 6: Ecology** of the ES (March 2022) is considered in this section.

Effects During Construction

- 5.8 Several changes have been implemented in the design of the scheme since the submission of the previous ES. Changes include storey reduction of proposed buildings, in addition to changes to the position of some buildings. Hardstanding areas across the site have also been modified.
- 5.9 These changes do not alter the conclusions within Chapter 6 of the previously submitted ES, but the Biodiversity Net Gain assessment (Appendix 6.6) has been updated to reflect these modifications (Appendix A4).
- 5.10 An updated Biodiversity Net Gain assessment will be produced to account for changes in the landscape plans. The previous Biodiversity Net Gain assessment showed a large net gain in habitat and hedgerow units and this outcome is expected following the landscape revisions. A revised version of the Biodiversity Net Gain assessment will be provided with the updated figures once the landscape strategy has been received, but no material change to conclusions reached in Chapter 6 are considered likely.

Effects Once the Proposed Development is Complete and Operational

- 5.11 There are no further updates to the assessment of potential effects during the operational phase detailed within **Chapter 6** of the ES (March 2022).

Additional Mitigation Measures

- 5.12 An update to the Mitigation Measures presented in **Chapter 6** of the ES (March 2022) is considered in this section.

Construction

- 5.13 There are no further updates to mitigation measures set out within **Chapter 6: Ecology** of the ES (March 2022).

Operational

- 5.14 There are no further updates to mitigation measures set out within **Chapter 6: Ecology** of the ES (March 2022)

Updated Residual Effects and Monitoring

5.15 The residual effects arising from the Proposed Development are summarised in Table 5.2 below:

Table 5.2 Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Effect (including mitigation)
Construction Effects						
No change to the residual effects report in the ES (March 2022).						
Operational Effects						
No change to the residual effects report in the ES (March 2022).						

Notes: * incorporating environmental design and management

Updated Effect Interactions and Cumulative Effects

- 5.16 There are no further updates to the effect interactions and cumulative effects set out within **Chapter 6** of the ES (March 2022).

Summary and Conclusions

- 5.17 This section comprises an update to **Chapter 6** of the ES (March 2022) to consider the comments raised as part of the post-submission consultation.
- 5.18 The revised layout of the site does not alter any of the effects and conclusions detailed in Chapter 6 of the ES. Clarification against the consultation comments received have been provided.

6. HIGHWAYS AND TRANSPORT

6.1 This section relates to the Highways, Traffic and Transport impact assessment of the Proposed Development and provides responses to comments from an ES Review on Chapter 7: Highways, Traffic and Transport of the ES (March 2022), and provides the following:

- Details whether the Environmental Statement remains valid for decision making;
- Details whether new or different significant environmental effects are likely to arise as a result of the amendments, from those reported in the Environmental Statement; and
- Provides a response to the consultation responses received.

6.2 **Table 6.1** summarises how the assessment has responded to the consultation points received and where this information is provided within this Supplementary ES (July 2022). It should be noted that a Transport Assessment Addendum (TAA) (Appendix A6) has also been produced which provides a full assessment and response, so should therefore be read alongside this ES Addendum (July 2022) chapter.

Table 6.1 Review of Consultation Undertaken Since the Submission of the ES (March 2022)

Issue Raised	Responses
Pitt Street Existing Crossings with St Augustines Street Connection - Consultees would like to keep signalised and incorporate north bound cyclists.	The junction has been redesigned to include signalised cycle and pedestrian crossings, with a north bound cycle lane.
Edward Street Crossings - Consultees feel the western crossing needs to move closer to the junction and the middle crossing is unnecessary	The western crossing has been relocated closer to the junction and the middle crossing has been removed. The opportunity has been taken to provide 4 additional disabled driver bays as a result of this.
Edward Street Cycle Route - Consultees only wish to see this delivered if it does not have significant negative impacts on Norwich during construction	The officers within County and City have been consulted and it has been determined that they do not wish to see this delivered as the construction process would be too disruptive and long term any maintenance (new utility runs) could see the whole road closed again.
Internal Cycle Route - Consultees would like to see this as a continuous route	City and County has been consulted. The cycle link through the middle of the site should be continuous but where there are also strong pedestrian crossing movements the cycle route delineation would change such that riders are encouraged to slow and consider other users. Don't want the cyclist to feel they have right of way over others.

Pitt Street Proposed Crossing - Consultees would like to see this removed	This has been removed. It was discussed about a new facility at the roundabout and this is not required by officers.
Consultees would like to see the Magdalen Street bus stops and crossing provided from the outset and not as part of the Mobility hub	This has been agreed. The crossing has also been realigned perpendicular (not diagonal) to road at the request of County.

Updated Legislation and Policy Context

- 6.3 There are further no updates to the policy context detailed within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Updated Assessment Methodology and Significance Criteria

- 6.4 There are no further updates to the assessment methodology and significance criteria detailed within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Updated Baseline Conditions

- 6.5 There are no further updates to the baseline conditions detailed within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Updated Assessment of Effects (Construction and Operational)

- 6.6 An update to the significance criteria presented in Chapter 7: Highways, Traffic and Transport of the ES (March 2022) is considered in this section.

Effects During Construction

- 6.7 There are no further updates to the assessment of potential effects during construction detailed within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Effects Once the Proposed Development is Complete and Operational

- 6.8 There are no further updates to the assessment of potential effects during the operational phase detailed within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Additional Mitigation Measures

- 6.9 An update to the Mitigation Measures presented in Chapter 7: Highways, Traffic and Transport of the ES (March 2022) is considered in this section.

Construction

- 6.10 There are no further updates to mitigation measures set out within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Operational

- 6.11 As summarised in **Table 6.2**, since the previous submission there have been discussions held with NCC and Norfolk County Council Highways regarding the proposed highway works / crossings. This has resulted in a number of changes being made to the proposed works. Notwithstanding, it is considered that the revised provision of crossings / cycle routes provide suitable mitigation for pedestrian and cycle movement for both existing and proposed movements, as was summarised in the previous ES.

Updated Residual Effects and Monitoring

6.12 The residual effects arising from the Proposed Development are summarised in Table 6.2 below:

Table 6.2 Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Effect (including mitigation)
Construction Effects						
No change to the residual effects report in the ES (March 2022).						
Operational Effects						
No change to the residual effects report in the ES (March 2022).						

Notes: * incorporating environmental design and management

Updated Effect Interactions and Cumulative Effects

- 6.13 There are no further updates to the effect interactions and cumulative effects set out within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

Summary and Conclusions

- 6.14 This section comprises an update to Chapter 7: Highways, Traffic and Transport of the ES (March 2022) to consider the comments raised as part of the post-submission consultation.
- 6.15 There are no further updates to the assessment of potential effects detailed within Chapter 7: Highways, Traffic and Transport of the ES (March 2022).

7. AIR QUALITY

7.1 This section relates to the air quality impact assessment of the Proposed Development. The comments made by the Council's advisors (MCAL) in the ES Review on Chapter 8: Air quality (March 2022) raise no objections and agree with methodology, approach, findings and conclusions of air quality impact assessment and therefore no response is provided in that regard. However, since the ES chapter has been submitted, the nitrogen dioxide diffusion tube survey has been completed and this addendum therefore provides an update on the impact that this has on the air quality assessment.

7.2 An Updated Air Quality Assessment is included at Appendix A7. The Diffusion Tube Survey Report is provided as Appendix A8. The Dust Risk Assessment is included as Appendix A9, as was committed to in the ES (March 2022).

Updated Legislation and Policy Context

7.3 There are further no updates to the policy context detailed within Chapter 8: Air Quality of the ES (March 2022).

Updated Assessment Methodology and Significance Criteria

7.4 There are no further updates to the assessment methodology and significance criteria detailed within **Chapter 8: Air Quality** of the ES (March 2022).

Updated Baseline Conditions

7.5 For the detailed methodology and results of the NO₂ diffusion tube survey, please see the accompanying report (Air quality monitoring survey – Anglia Square, Norwich. July 2022). A summary is provided here.

7.6 A diffusion tube survey was undertaken at nine locations across the Site between 1st November 2021 and the 4th May 2022. In addition, three diffusion tubes were placed at NCC's continuous monitoring site in Lakenfields so that a bias adjustment factor could be calculated.

7.7 Diffusion tubes were placed at the following locations around the site:

- AS 1: South side of Edward Street
- AS 2: Dalymond Court, Edward Street

- AS 3: East end of Edward Street
- AS 4: St Crispins Rd. Cherry Lane
- AS 5: Junction of St Crispins St & Pitt St
- AS 6: South End of Pitt Street, Opp Fsg Signs
- AS 7: New Botolph Street
- AS 8: St George's Street (a background location)
- AS 9: Edward Street (North of Anglia Square)

7.8 The locations are shown in Figure 7.1 below.

Figure 7.1: NO₂ diffusion tube monitoring locations



- 7.9 Whilst in most parts of the country, traffic levels had returned to pre-pandemic levels prior to the survey being undertaken, in Norwich there appears to be uncertainty as to whether this is the case. A traffic survey was conducted by Icení (the Transport Consultants) in early November 2021 for one day, at three locations: Pitt Street, Edward Street and St Crispin's Way. These results were then compared with data that had been collected in 2016. The 2021 data showed a reduction in total vehicle movements in all three locations when compared against the 2016 data. It is therefore unknown how representative the diffusion tube survey results are of pre and post Covid-19.
- 7.10 To minimise the uncertainty, the results of the diffusion tube survey were annualised to 2019 i.e., an estimate of pollutant concentrations in 2019 was derived.
- 7.11 The results are shown in Table 7.1 below. The 'unadjusted period mean' refers to the average concentration of each diffusion tube across the 6-months of data prior to any bias adjustment or annualisation. The 'estimated 2019 adjusted annualised mean' refers to estimated values for 2019 by undertaking bias adjustment and annualisation

Table 7.1 Diffusion tube survey results

DT Location	Unadjusted Period Mean ($\mu\text{g}/\text{m}^3$)	Estimated 2019 adjusted annualised mean ($\mu\text{g}/\text{m}^3$)
AS: 1	27.4	26.9
AS: 2	24.5	24.1
AS: 3	30.0	29.4
AS: 4	21.0	20.6
AS: 5	40.2	39.5
AS: 6	34.6	34.0
AS: 7	29.5	29.0
AS: 8	23.8	23.4
AS: 9	29.1	28.6

- 7.12 The results show that the estimated annual mean NO_2 concentrations in 2019 are below the objective of $40\mu\text{g}/\text{m}^3$ at all locations modelled. However, the estimate for AS:5 is only marginally below the objective. AS:5 represents the southwest corner of the site close to the roundabout where Pitt Street meets St Crispin's Road and is where block F of the development will be located.
- 7.13 In line with guidance, to account for the inherent uncertainty associated with using diffusion tubes, values within 10% of the objective should be considered as locations that could have exceeded the objective. Therefore, it is possible that AS:5 experienced annual mean NO_2 concentrations above the objective in 2019. At all other locations, estimated annual mean NO_2 concentrations are more than 10% below the objective and are therefore not of concern.

- 7.14 The diffusion tube survey results confirmed the findings of the air quality assessment in that air quality is not of concern across the development site. The exception to this is at locations near to Block F.

Updated Assessment of Effects (Construction and Operational)

Effects During Construction

- 7.15 There are no further updates to the assessment of potential effects during construction detailed within **Chapter 8: Air Quality** of the ES (March 2022).

Effects Once the Proposed Development is Complete and Operational

- 7.16 The results of the diffusion tube survey has shown that in 2019, estimated NO₂ concentrations near to the junction of Pitt Street with Crispins Street (where block F will be located) were within 10% of the objective and therefore it is recommended that action is taken at this location to reduce resident's exposure to air pollution at ground floor level if pollutant concentrations remain at this level leading up to the year 2031 (the anticipated first full year of occupation). It is however anticipated that annual mean NO₂ concentrations will reduce substantially by 2031 due to improvements in vehicle emissions (as shown in the 'With Policy Applied' scenario). At all other locations, estimated annual mean NO₂ concentrations are more than 10% below the objective and are therefore not of concern.

Additional Mitigation Measures

- 7.17 An update to the Mitigation Measures presented in **Chapter 8: Air Quality** of the ES (March 2022) is considered in this section.

Construction

- 7.18 There are no further updates to mitigation measures set out within **Chapter 8: Air Quality** of the ES (March 2022).

Operational

- 7.19 It is recommended that further monitoring is undertaken in the area around Block F prior to 2031 to confirm that air quality is not an issue at this location. If it is, then mechanical ventilation can be applied to ground floor accommodation at this location. The 'With Policy Applied' scenario however is the most likely outcome and was endorsed by the planning inspector in the previous Call in Scheme application.

Updated Residual Effects and Monitoring

7.20 The residual effects arising from the Proposed Development are summarised in **Table 7.2** below.

Table 7.2 Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Effect (including mitigation)
Construction Effects						
No change to the residual effects report in the ES (March 2022).						
Operational Effects						
NO ₂ , PM ₁₀ and PM _{2.5} concentrations	New residents living in the proposed Anglia Square development (high)	Local	Negligible	Negligible	Further monitoring is required at Block F in the year prior to construction to confirm whether the annual mean NO ₂ objective is achieved. Otherwise further action may be required.	Negligible

Notes: * incorporating environmental design and management

Updated Effect Interactions and Cumulative Effects

- 7.21 There are no further updates to the effect interactions and cumulative effects set out within **Chapter 8: Air Quality** of the ES (March 2022).

Summary and Conclusions

- 7.22 This section comprises an update to **Chapter 8: Air Quality** of the ES (March 2022) to consider the comments raised as part of the post-submission consultation.
- 7.23 it is recommended that further monitoring is undertaken in the area around block F prior to 2031 to confirm that air quality is not an issue at this location. If it is, then mechanical ventilation can be applied to ground floor accommodation at this location. The 'With Policy Applied' scenario however is the most likely outcome and was endorsed by the planning inspector in the previous Call in Scheme application.

8. ENVIRONMENTAL NOISE

8.1 This section relates to the Highways, Traffic and Transport impact assessment of the Proposed Development and provides responses to comments from an ES Review on Chapter 9: Environmental Noise (March 2022), and provides the following:

- Details whether the Environmental Statement remains valid for decision making; and
- Details whether new or different significant environmental effects are likely to arise as a result of the amendments, from those reported in the Environmental Statement.

8.2 A Noise Report Addendum is included at Appendix A10 to address comments raised by NCC's noise team.

8.3 **Table 8.1** summarises the response to the consultation comments.

Table 8.1 Review of Consultation Undertaken Since the Submission of the ES (March 2022)

Issue Raised	Responses
NCC Design Officer and Landscape officer: Concern proximity of Block J to St Crispins flyover will result in unacceptable noise levels for dwellings facing the flyover.	Additional daytime attended environment noise measurements were undertaken at the St Crispins roadside in June 2022. A conservative estimate of 9 metres has been included in the calculation at the proposed facade. Using a standard façade build up will achieve daytime requirements for indoor ambient noise levels with a glazing build up achieving 36Db. Further information is provided in Appendix A10.

Updated Legislation and Policy Context

8.4 There are further no updates to the policy context detailed within Chapter 9: Environmental Noise of the ES (March 2022).

Updated Assessment Methodology and Significance Criteria

8.5 There are no further updates to the assessment methodology and significance criteria detailed within **Chapter 9: Environmental Noise** of the ES (March 2022).

Updated Baseline Conditions

8.6 There are no further updates to the assessment methodology and significance criteria detailed within **Chapter 9: Environmental Noise** of the ES (March 2022).

Updated Assessment of Effects (Construction and Operational)

Effects During Construction

- 8.7 There are no further updates to the assessment of potential effects during construction detailed within **Chapter 9: Environmental Noise** of the ES (March 2022).

Effects Once the Proposed Development is Complete and Operational

- 8.8 There are no further updates to the assessment of potential effects during operation detailed within **Chapter 9: Environmental Noise** of the ES (March 2022).

Additional Mitigation Measures

- 8.9 An update to the Mitigation Measures presented in **Chapter 9: Environmental Noise** of the ES (March 2022) is considered in this section.

Construction

- 8.10 There are no further updates to mitigation measures set out within **Chapter 9: Environmental Noise** of the ES (March 2022).

Operational

- 8.11 There are no further updates to mitigation measures set out within **Chapter 9: Environmental Noise** of the ES (March 2022).

Updated Residual Effects and Monitoring

- 8.12 The residual effects arising from the Proposed Development are summarised in **Table 8.2** below.

Table 8.2 Summary of Residual Effects

Effect	Receptor (Sensitivity)	Nature of Effect and Geographic Scale	Magnitude of Impact*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Effect (including mitigation)
Construction Effects						
No change to the residual effects report in the ES (March 2022).						
Operational Effects						
No change to the residual effects report in the ES (March 2022).						

Notes: * incorporating environmental design and management

Updated Effect Interactions and Cumulative Effects

- 8.13 There are no further updates to the effect interactions and cumulative effects set out within **Chapter 9: Environmental Noise** of the ES (March 2022).

Summary and Conclusions

- 8.14 There are no changes required to **Chapter 9: Environmental Noise** of the ES (March 2022).

9. SUMMARY AND CONCLUSIONS

- 9.1 This ES Addendum (July 2022) has been prepared by Icen Projects and a team of technical consultants, on behalf of the Applicant and reviews whether the findings of the ES (March 2022) remain relevant in the context of the amendments made since submission of the planning application in March 2022.
- 9.2 A review of the consultation responses received which are of relevance to the EIA has been undertaken for all technical disciplines and a summary of these comments alongside how these have been addressed are provided in each of the technical sections of this ES Addendum (July 2022).
- 9.3 There have been no changes to the residual effects reported in the ES (March 2022). However, in some cases, additional mitigation measures have been proposed.

A1. UPDATED SCHEME PLANS

A2. UPDATED PHASING STRATEGY

A3. HTVIA ADDENDUM

A4. BIODIVERSITY NET GAIN (JULY 2022)

A5. BAT REPORT (JULY 2022)

A6. TRANSPORT ASSESSMENT ADDENDUM

A7. UPDATED AIR QUALITY ASSESSMENT

A8. DIFFUSION TUBE SURVEY REPORT

A9. DUST RISK ASSESSMENT

A10. NOISE REPORT ADDENDUM

A11. LIST OF DRAWINGS