



JANUARY 2023

# Anglia Square, Norwich

## Environmental Statement Addendum

Iceni Projects Limited on behalf of  
Weston Homes PLC

January 2023

ICENI PROJECTS LIMITED  
ON BEHALF OF WESTON  
HOMES PLC

### **Iceni Projects**

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

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](http://iceniprojects.com) | e: [mail@iceniprojects.com](mailto:mail@iceniprojects.com)

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

**Anglia Square, Norwich**  
ENVIRONMENTAL STATEMENT ADDENDUM



# CONTENTS

1. INTRODUCTION .....	2
2. UPDATES TO THE PROPOSED DEVELOPMENT .....	5
3. ECOLOGY .....	7
4. HIGHWAYS, TRAFFIC AND TRANSPORT .....	16
5. REMAINING CHAPTERS .....	21
6. SUMMARY AND CONCLUSIONS .....	24

## APPENDICES

A1. DETAILS OF DESIGN AMENDMENTS	
A2. UPDATED SCHEME PLANS (REV C)	
A3. SUPPORTING INFORMATION	
A4. UPDATED PHASING STRATEGY	
A5. BAT SURVEY REPORT (JULY 2022)	
A6. BIODIVERSITY NET GAIN ASSESSMENT (JANUARY 2023)	
A7. SHADOW HABITATS REGULATIONS ASSESSMENT (JANUARY 2023)	
A8. TRANSPORT NOTE	

# 1. INTRODUCTION

- 1.1 This Environmental Statement Addendum ('ES Addendum (January 2023)') has been prepared by Icen Projects and a team of technical experts on behalf of Weston Homes PLC (the 'Applicant'). The ES Addendum (January 2023) 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)') and an initial ES Addendum (hereafter referred to as 'ES Addendum (July 2022)').
- 1.3 Following submission of the planning application, and completion of the statutory consultation process, 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 (January 2023).
- 1.4 This ES Addendum (January 2023) has been prepared to set out:
- Amendments to the scheme;
  - How the amendments to the scheme alter the findings of the ES (March 2022) and the ES Addendum (July 2022);
  - Whether the Environmental Statement remains valid for decision making;
  - Whether new or different significant environmental effects are likely to arise a result of the amendments, from those reported in the Environmental Statement;
  - Any information which was omitted from the Environmental Statement; and
  - Response to the consultation responses.

## The Site

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- 1.5 There have been no changes to the site boundary, as set out in the ES (March 2022) and the ES Addendum (July 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.

## Updated Legislative and Policy Context

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- 1.6 With consideration to the EIA process, there are no relevant updates to planning policy affecting the Proposed Development.

## Consultation

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- 1.7 Where further assessment work has been necessitated by comments from statutory consultees these are detailed within the relevant technical sections of this ES Addendum (January 2023).

## EIA Methodology, Processes and Difficulties

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- 1.8 Amendments to any methodologies and processes, and any difficulties associated with the supplementary environmental information provided in this ES Addendum (January 2023) are stated where relevant within the technical sections. These amendments should be read in conjunction with the information provided in the ES (March 2022) and the ES Addendum (July 2022).
- 1.9 No comments were received in relation to the overall EIA methodology.

## Alternatives

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- 1.10 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).
- 1.11 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) and the ES Addendum (July).
- 1.12 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 (January 2023).

## Availability of the Document

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- 1.13 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/>

- 1.14 Copies will be made available for inspection at NCC's Planning Offices as required. 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](mailto:impactmanagement@iceniprojects.com)

- 1.15 Reasonable charges will be made for paper or electronic copies of the ES Addendum.

## 2. UPDATES TO THE PROPOSED DEVELOPMENT

2.1 This section describes the amendments and provides context for these changes. A full description of the amendments are set out in Appendix A1. The planning application drawings are provided in Appendix A2. Further supporting information is provided in Appendix A3.

2.2 As a result of design amendments and in response to consultation feedback, there have been minor amendments to phasing, non-residential floorspace, design and layout, landscaping and parking. Scale and massing, residential mix and tenure remains as set out in the ES Addendum (July 2022).

### **Non-Residential Land Uses**

2.3 The detailed element of the planning application increases by 495sqm (now 5,906sqm (NIA) as opposed to 5,411sqm (NIA)). The hybrid total remains 8,000sqm (NIA) non-residential floorspace, use classes remain the same.

### **Design and Layout**

2.4 Amendments to design and layout on the revised drawings and elevations are set out in the RevC supporting information (Appendices A1 and A2). These changes are considered to be minor in nature and have been required as a result of consultation with stakeholders and the evolution of the detailed design. No changes are considered to be material to the environmental assessment work undertaken in the ES (March 2022) and ES Addendum (July 2022).

2.5 These minor amendments include changes to internal circulation spaces, internal layouts and elevations treatments.

### **Landscaping and Public Realm**

2.6 There have been minor amendments to landscaping to the podiums, Block B and C courtyards, and public realm, which are set out in the RevC schedule of changes.

2.7 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.

2.8 A schedule of the updated drawings is appended as Appendix A2.

### **Phasing**

2.9 Minor updates have been made to the Phasing Strategy of construction to include additional information on phasing of highway works, refinements to areas of landscaping works and demolition

of existing buildings within each phase following a review from the project manager appointed to oversee the demolition and construction phase of the development.

In respect of demolition, Phase 1 has been extended to include ground floor units on the south side of St Anne's Walk. Demolition of an additional area of Gildengate House (and the Sovereign Way units below) has been brought forward from Phase 3 to Phase 2.

- 2.10 Demolition and construction will commence in Q4 2023, rather than in Q1 2023 as reported in the ES Addendum (July 2022). Demolition and construction will take place continuously over an 8 year period, as was reported in the ES Addendum (July 2022). The updated duration of each phase is set out in Table 2.1 below.

**Table 2.1 Updated Demolition and Construction Programme**

<b>Phase</b>	<b>Duration</b>
Phase 1	(Q4 2023 – Q3 2025)
Phase 2	(Q1 2025 – Q3 2026)
Phase 3	(Q1 2026 – Q1 2029)
Phase 4	(Q4 2028 – Q4 2031)

- 2.11 A more detailed description of the phasing strategy can be found in Appendix A4. This document has been considered as part of this ES Addendum (January 2023) and no further construction effects have been identified.



### 3. ECOLOGY

3.1 This section relates to the ecological impact assessment of the Proposed Development and provides responses to comments received following submission of the ES Addendum of July 2022, itself an update to Chapter 6 of the ES (March 2022). The majority of the Appendices submitted with the March 2022 remain relevant. A Bat Survey Report was produced in July 2022 following submission of the previous ES Addendum. Moreover, Appendix 7 Shadow Habitats Regulations Assessment and Appendix 6 Biodiversity Net Gain Assessment have been superseded by updated versions.

3.2 This Addendum is supported by a series of technical appendices comprising:

- **Appendix 5:** Bat Survey Report (July 2022);
- **Appendix 6:** Biodiversity Net Gain Assessment, including Biodiversity Metric Excel File (January 2023); and
- **Appendix 7:** Shadow Habitats Regulations Assessment (February 2023).

3.3 Following submission of the ES Addendum in July 2022, a consultation response was received from Natural England dated 23 September 2022. Table 3 summarises how the assessment has responded to the points made and where this information is provided within this ES Addendum.

**Table 3.1 Review of Consultation Undertaken Since the Submission of the ES Addendum (July 2022)**

Issue Raised	Responses
On the basis of the information provided, it is the advice of Natural England that it is not possible to conclude that the proposal is unlikely to result in significant effects alone on the European site(s) in question. It is, therefore, Natural England's advice that further provision of GI, either within or near to the development, is required to mitigate the impacts arising from this development alone.	The landscape scheme has been amended and the effects considered in further detail in the Shadow Habitats Regulations Assessment (Appendix 7) and summarised in this ES Addendum.

<p>The Norfolk GIRAMS report states that “GI is necessary at the local (development site) level, to be secured by the LPA at the application state and strategic level (Local Plan making) level to divert and deflect visitors from the Habitats Site.” Natural England currently considers that the provision of GI within the development is inadequate for this purpose.</p> <p>In considering whether adequate greenspace has been provided within the development boundary, you may find it useful to consider the Urban Greening Factor (UGF). Typically, a development of this nature should aim for a score of 0.4 or more.</p>	<p>Increased GI has been provided on site, with the UGF increased to 0.35 from 0.28. This was welcomed in discussion with Natural England. The applicant has provided further detailed information on recreation opportunities within the site, to be made available to new residents.</p> <p>This is summarised below and in the Shadow Habitats Regulations Assessment.</p>
<p>Improving the provision of on-site greenspace should be considered in the first instance. However, Natural England recognises the constraints in providing large areas of open green space within the development itself. Therefore, provision and enhancement of, and access to, GI off-site should also be considered.</p>	<p>Further information on accessibility to local off-site recreation opportunities, including walks of varying lengths, is provided in the Shadow Habitats Regulations Assessment and summarised in this ES Addendum. This information will be provided to new residents.</p>
<p>The ongoing management of existing green spaces could also be aided through financial contributions to the organisations responsible for their management. Additional measures could include improved signage and promoting of walks and greenspace that draw residents away from designated sites.</p>	<p>A programme of enhancements for local parks has been agreed with NCC, to be funded by the applicant. Again, this is detailed in the Shadow Habitats Regulations Assessment and summarised in this ES Addendum.</p>
<p>General comments provided on the approach to assessing nutrient neutrality.</p>	<p>The Shadow Habitats Regulations Assessment includes details of water usage on site and on the approach to nutrient neutrality, with funding of improvements to NCC-owned housing stock. The use of the Norfolk Calculator and the projected water use for the scheme is justified. This information is set out in the Shadow Habitats Regulations Assessment and summarised in this ES Addendum.</p>

### **Updated Legislation and Policy Context**

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

### **Updated Assessment Methodology and Significance Criteria**

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- 3.5 There are no further updates to the assessment methodology and significance criteria detailed in Chapter 6 of the ES (March 2022).

### **Updated Baseline Conditions**

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- 3.6 Baseline conditions remain largely the same as reported in Chapter 6 of the ES (March 2022) and the July 2022 ES Addendum, which summarised the findings of a bat survey in June 2022 (see Appendix 5). No significant use of the site by bats was recorded and there is no need to change any aspect of the earlier assessment.
- 3.7 The baseline habitat conditions have been amended for the purposes of the Biodiversity Net Gain Assessment, as follows: a spoil heap with colonising vegetation was identified to the west of Blocks E and E/F, the southern section of which has developed into mixed scrub; two parcels of introduced shrub have also been identified within the southern site parcel; the Ivy-covered wall detailed within the Ecological Assessment has since been accounted for in the current Biodiversity Net Gain Assessment (see Appendix 6); and three ornamental hedgerows are now incorporated into the site baseline, comprising a total length of 0.04km. These amendments are not significant from an EIA perspective but have allowed the Biodiversity Net Gain Assessment to be further refined in light of the amended landscape scheme.

### **Updated Assessment of Effects (Construction and Operational)**

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- 3.8 An update to the assessment of effects presented in Chapter 6 of the ES (March 2022) is considered in this section.

#### **Effects During Construction**

- 3.9 Several changes have been implemented in the design of the scheme since the submission of the ES and previous ES Addendum. From an Ecology perspective, these changes are concerned with the landscape scheme for the site, which has introduced an additional 21 trees and 1,224sqm of greenspace.
- 3.10 These changes do not alter the conclusions within Chapter 6 of the ES, but the Biodiversity Net Gain Assessment (Appendix 6) has been updated. This shows that the revised scheme achieves a Biodiversity Net Gain in habitat units of 84.78% and in hedgerow units of 3280.11%. The very large gain in hedgerow units is a function of the metric and the very small length of existing hedgerow. These large gains in habitat units and hedgerow units are somewhat different to those detailed in earlier assessments, but there is no material change to the conclusions reached in Chapter 6 of the ES.
- 3.11 In terms of the Urban Greening Factor (UGF), which, it should be noted, is not a planning policy requirement, the revised landscape scheme (Rev C) achieves a score of 0.35, which is an uplift of 0.07 UGF score compared to the previous score of 0.28. The Rev A and Rev C plans are included as Appendix 14 to the Shadow Habitats Regulations Assessment.

### **Effects Once the Proposed Development is Complete and Operational**

- 3.12 Further detailed consideration of effects on European designated sites has been undertaken, in consultation with Natural England and NCC. These are set out in the Shadow Habitats Regulations Assessment at Appendix 7.
- 3.13 In the absence of avoidance and mitigation measures, the proposed development is considered likely to give rise to significant effects on local European designated sites by means of recreational disturbance and water quality, both alone and in combination with other plans and projects. These are considered in detail in Appendix 7. Such effects, if not subject to mitigation measures, would be moderate adverse at the international level.

### **Additional Mitigation Measures**

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

#### **Construction**

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

#### **Operational**

- 3.16 As set out in the Shadow Habitats Regulations Assessment at Appendix 7, the approach to mitigation measures in respect of recreational and water quality effects has been updated since the ES (March 2022).
- 3.17 The landscape scheme has been amended to include additional planting and greenspace. Appendix 13 to the Shadow Habitats Regulations Assessment, which is to form an information pack for new residents, details a suggested short walk through the proposed development.
- 3.18 Appendix 13 to the Shadow Habitats Regulations Assessment also sets out suggestions for longer walks the new residents could take from their doorstep, though Gildencroft Park to Wensum Park and Anderson's Meadow, along the River Wensum. These car-free activities are intended to encourage new residents to make use of local opportunities rather than the European designations identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy GIRAMS (Norfolk GIRAMS) as being sensitive to recreational disturbance.
- 3.19 NCC has prepared a document setting out detailed costings for improvements to Gildencroft Park and Wensum Park. Included as Appendix 15 to the Shadow Habitats Regulations Assessment. In both cases, the schemes seek to improve public access and enhance the natural greenspace qualities of the parks. It is noted that NCC will seek the payment of the total green infrastructure

enhancement scheme cost through a S106 Obligation, and that the sum will be index-linked. The Applicant has agreed to this arrangement.

- 3.20 These measures are considered to address the potential for adverse effects arising from the proposed development when the project is considered alone.
- 3.21 In terms of in-combination effects, the Norfolk GIRAMS has been adopted by affected Local Planning Authorities and endorsed by Natural England to provide a strategic approach to the management of recreational effects on the Norfolk designated sites. Measures to do this have been set out, costed and agreed. The approach is based on a per-dwelling tariff of £185.93. For the proposed development of up to 1,100 units, this would equate to a figure of £204,523, which is index-linked and the Applicant is content to pay. In their letter of 23 September 2022 (see Appendix 3 of the Shadow Habitats Regulations Assessment), Natural England agreed that this is sufficient to mitigate for in-combination impacts.
- 3.22 The Norfolk Nutrient Neutrality Calculator has established that the projected total Phosphorus budget for the site is 88.76 kg/year and the total Nitrogen budget is 2502.76 kg/year (see Appendix 11 of the Shadow Habitats Regulations Assessment).
- 3.23 NCC has advised that based on the Interim Policy on Nutrient Neutrality a detailed nutrient mitigation scheme has been developed and costed. NCC has undertaken an Appropriate Assessment of the planned programme. Natural England has been consulted and a formal response is awaited. The applicant confirms their intention to seek sufficient mitigation credits through the final agreed NCC mitigation scheme for the proposed development to be nutrient-neutral.
- 3.24 The NCC Interim Policy on Nutrient Neutrality at Appendix 12 of the Shadow Habitats Regulations Assessment sets out that the intention is to develop catchment-wide solutions in conjunction with other Norfolk authorities and water companies in the longer term, but that the Interim Policy allows certain measures to be taken in the shorter term. The Interim Policy sets out that mitigation options are available through NCC-owned housing stock, and the best approach to allocation of the 'headroom' created by these measures. The effect, as considered in more detail in the Shadow Habitats Regulations Assessment, is that the proposed development has been identified as being an appropriate scheme to benefit from this headroom, subject to payment of an agreed tariff to fund the measures.
- 3.25 The applicant is content to pay the agreed tariff by means of a legal agreement. In facilitating these improvements to NCC-owned housing stock, the applicant will generate headroom by offsetting existing effects elsewhere in the catchment. This is in addition to providing a range of water-saving measures within the site itself, including to bathrooms and kitchens, as summarised in the Shadow

Habitats Regulations Assessment, with further detail at Appendix 17 to that document. The combined effect will be to meet the specified maximum flow rate of 105 litres/person/day.

- 3.26 Taking into account the avoidance and mitigation measures, it is considered that the proposed development would avoid any significant adverse effects when the project is considered alone or in combination. At worst, the plan / project would give rise to effects which would be classed as nugatory. From an EIA perspective, effects are considered neutral at the international level.

## Updated Residual Effects and Monitoring

3.27 The residual effects arising from the Proposed Development are summarised below:

**Table 3.2 Residual Effects**

Description of Impact	Sensitivity of Receptor	Nature of Effect and Geographic Scale	Magnitude of Change*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Impact** (Statement of Significance)
<b>Construction Effects</b>						
Dust and pollution effects	Designated sites in locality (dust and pollution) and further afield (pollution) (Moderate: non-statutory designations; High: European designated sites)	County International /	Neutral	None	Adherence to the CEMP	Neutral (Not significant)
Landscape Strategy	Habitats (Low)	Local	Moderate	Moderate beneficial (Significant)	None	Moderate beneficial (Significant)
Bat Boxes and Habitat	Bats (Low)	Local	Minor	Minor beneficial (Not significant)	None	Minor beneficial (Not significant)
Hedgehog Gateways	Hedgehogs (Low)	Site	Minor	Minor beneficial (Not significant)	None	Minor beneficial (Not significant)
Bird Boxes and Habitat	Birds (Low)	Local	Minor	Minor beneficial (Not significant)	None	Minor beneficial (Not significant)

Description of Impact	Sensitivity of Receptor	Nature of Effect and Geographic Scale	Magnitude of Change*	Classification of Effect (Statement of Significance)	Mitigation and Monitoring	Residual Impact** (Statement of Significance)
Invertebrate Habitat	Invertebrates (Low)	Local	Minor	Minor beneficial (Not significant)	None	Minor beneficial (Not significant)
<b>Operational Effects</b>						
Recreational Effects	European Designated Sites (High)	International	Neutral	Neutral (Not significant)	Landscape strategy, off-site enhancements and promotion of local recreation; adherence to GIRAMS	Neutral (Not significant)
Water Quality Effects	European Designated Sites (High)	International	Neutral	Neutral (Not significant)	On-site bathroom and kitchen specifications to limit maximum flow rates; tariff payment to NCC to facilitate improvements to NCC-owned housing stock	Neutral (Not significant)

Notes: \* incorporating environmental design and management, \*\* incorporating mitigation, and monitoring measures



### **Updated Effect Interactions and Cumulative Effects**

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

### **Summary and Conclusions**

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- 3.29 This section comprises an update to Chapter 6 of the ES (March 2022) and the ES Addendum of July 2022 to consider the comments raised as part of the post-submission consultation.
- 3.30 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.

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## 4. HIGHWAYS, TRAFFIC AND TRANSPORT

4.1 This section relates to the transport assessment of the Proposed Development, 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 a result of the amendments, from those reported in the Environmental Statement; and
- Provides a response to the consultation responses received.

4.2 Further information is provided in Appendix A8: Transport Note.

4.3 **Table 4.1** summarises how the assessment has responded to the consultation points raised and where this information is provided within this ES Addendum (January 2023).

**Table 4.1 Review of Consultation Undertaken Since the Submission of the ES Addendum (July 2022)**

Issue Raised	Responses
An uncontrolled zebra crossing arrangement has been requested at the end of the New Botolph Street toucan crossing in order to maintain access into the park to the west of the site. It was realised that the provision of the new toucan crossing cut off access via the existing large central island.	The zebra crossing arrangement has been designed as per the request of Norfolk County Council and conforms with all design standards.
A maximum landscaping height of 0.225m was requested by Norfolk County Council at access arrangements in order to ensure that adequate visibility is achievable for vehicles exiting onto the main carriageway as well as visibility to pedestrians crossing the access arrangements when vehicles enter the access.	A letter was produced by Icen Projects Transport to determine why this height has been requested as it is not in line with the more commonly requested visibility height of 0.6m as per Manual for Streets standards. A meeting between Icen Projects Transport, Norfolk County Council, Norwich City Council and Weston Homes took place to discuss this further. It was determined that the 0.225m height was incorrect, but a height of 0.26m was insisted upon by Norfolk County Council. This has been agreed by all parties and the landscaping strategy will be updated accordingly.
The proposed phasing strategy has been amended to change the expected completion date of the development from Q4 2030 to Q3 2031.	The change in the expected completion date of the development has no effect from a transport perspective.

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### **Updated Legislation and Policy Context**

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- 4.4 There are further no updates to the policy context detailed within Chapter 6 of the ES Addendum (July 2022).

### **Updated Assessment Methodology and Significance Criteria**

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- 4.5 There are no further updates to the assessment methodology and significance criteria detailed within Chapter 6 of the ES Addendum (July 2022).

### **Updated Baseline Conditions**

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- 4.6 There are no further updates to the baseline conditions detailed within Chapter 6 of the ES Addendum (July 2022).

### **Updated Assessment of Effects (Construction and Operational)**

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- 4.7 An update to the effects presented in Chapter 6 of the ES Addendum (July 2022) is considered in this section.

#### **Effects During Construction**

- 4.8 As detailed, the phasing strategy / expected completion date has been updated since the July 2022 ES Addendum, with the completion date of the development now expected to be Q3 2031 (previously Q4 2030). This does not result in any changes to the potential effects during construction, albeit the phasing months and respective expected vehicle movements have been slightly revised. The updated breakdown of movements is provided in **Table 4.2**.
- 4.9 **Table 4.2** shows the extent of the construction traffic expected to be associated with the Proposed Development, based on data provided for similar, previous, developments. The table shows the understood minimum, maximum and average daily construction traffic movements for each of the distinct construction phases that will arise as elements of the Site are built out.
- 4.10 For simplicity, the daily trips have been shown for each phase, but it should be noted that there may be an element of overlap between each phase with the initial works for the following phase commencing while the final works (fitout and landscaping) are still being completed for the previous phase. There are also pauses in construction anticipated. This will, however, not affect the maximum construction trips per day figure as set out below.

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**Table 4.2 Construction Traffic – Daily Vehicle Numbers**

Phase	Duration	Minimum	Maximum	Average
Phase 1 (October 2023 – September 2025)	23 months	5	50	40
Phase 2 (January 2025 – June 2026)	17 months	10	55	40
Phase 3 (June 2026 – October 2028)	28 months	10	55	40
Phase 4 (October 2028 – September 2031)	35 months	10	55	40

4.11 The likely maximum anticipated for any one Phase of the construction period will be 55 vehicles per day, although it is noted that there will be some overlap between the phases during which time there may be a higher number of daily movements depending on when the peak construction traffic is for each phase. The average number of vehicles arriving to the construction site per day will be up to 40 during each of the phases.

4.12 It should also be noted that of all the construction traffic arriving to the Site, approximately 80% will be HGVs and the remaining 20% will be Light Goods Vehicles (LGVs). Again, this is based on experience at other similar sites and is typical for a construction project like this.

4.13 All other elements remain consistent with the July 2022 Addendum.

**Effects Once the Proposed Development is Complete and Operational**

4.14 There are no further updates to the assessment of potential effects during the operational phase detailed within Chapter 6 of the ES Addendum (July 2022).

**Additional Mitigation Measures**

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4.15 There are no further updates to mitigation measures set out within Chapter 6 of the ES Addendum (July 2022).

## Updated Residual Effects and Monitoring

4.16 The residual effects arising from the Proposed Development are summarised in **Table 4.3** below:

**Table 4.3 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)
<b><i>Demolition and Construction Effects</i></b>						
No change to the residual effects report in the ES (March 2022) and ES Addendum (July 2022).						
<b><i>Operational Effects</i></b>						
No change to the residual effects report in the ES (March 2022) and ES Addendum (July 2022).						

Notes: \* incorporating environmental design and management

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### **Updated Effect Interactions and Cumulative Effects**

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

### **Summary and Conclusions**

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- 4.18 The proposed development phasing has been amended so that the start of demolition of the existing site will take place in September of 2023 as opposed to the previously planned December 2022. Therefore, all transport-related aspects have been reassessed to determine whether this amendment to the start of demolition will have an additional impact.
- 4.19 It has been determined that despite a circa 9-month delay in phasing works, this will not give rise to any additional transport-related impacts that have not been outlined/mitigated as part of the previously submitted July 2022 Environment Statement. This includes expected number of construction vehicle trips, effects to public transport services, pedestrian and cycle networks or the committed developments.
- 4.20 There are no further updates to the assessment of potential effects detailed within the July 2022 ES Addendum.

## 5. REMAINING CHAPTERS

5.1 No further work is required for the remaining technical chapters, as detailed in Table 5.1.

**Table 5.1 Assessment of Remaining ES Topics**

Ch	ES Topic	Review against design amendments
4	Socio-Economics	<p>The RevC amendments to the proposed scheme will not materially alter the outcome of the Socio-Economics EIA Chapter or the Health Impact Assessment. The no. total dwellings, residential mix and tenure remains as set out in the ES. The total non-residential floorspace within the detailed element will increase to 5,906sqm NIA. The figure assessed in the ES was 5,808sqm NIA. Therefore, the non-residential floorspace would increase by 98sqm from that assessed.</p> <p>In addition, the socio-economics chapter in the ES (March 2022) assessed a worst case scenario in terms of assumptions used such as population calculations, in line with EIA best practice. However it should be noted that these assumptions are unlikely to be the actual impact, given more accurate data available such as for the Local Impact Area with regard to population calculations.</p> <p>The design changes will lead to enhanced health outcomes in the following ways:</p> <ul style="list-style-type: none"> <li>• Access to natural lighting is a vital part of a healthy environment. The improved daylight and sunlight levels within the amended dwellings across the scheme can positively impact well-being and mental health of the occupiers;</li> <li>• The additional signage for public toilets and changing places, as well as additional benches and seating areas will mean the development is more accessible for members of the public; and</li> <li>• The proposed gate for accessing Leonards play area will improve security for children using the space.</li> </ul> <p>With the above considered, there are no further effects which would need to be addressed under the EIA regulations and which would require additions or amendments to the EIA Chapter.</p>
5	Archaeology	<p>No changes to elements affecting the archaeology assessment have been made to the scheme as no amendments have been required to the red line within which the assessment was undertaken.</p>
8	Air Quality	<p>No changes to elements affecting the air quality assessment have been made to the scheme as no traffic modelling has been updated.</p>

Ch	ES Topic	Review against design amendments
9	Noise and Vibration	No changes to elements affect the noise and vibration assessment have been made to the scheme as no traffic up modelling has been updated.
10	Residual Effects, Mitigation and Cumulative Effects	No updates are required.
Vol II	Heritage, Townscape and Visual Impact	<p>The previous HTVIA and HTVIA Addendum submitted with the ES (March 2022) and ES Addendum (July 2022) fully assessed the emergent scheme and provided a thorough study of the Site, its history and the existing townscape environment. It identified the built heritage, townscape and visual receptors potentially affected by the Proposed Development and assessed the effects likely to arise in each case. The assessments undertaken considered the value, susceptibility to change and sensitivity of built heritage, townscape and visual receptors. Then considered the magnitude of change from the Proposed Development and the overall resulting effect, and subsequently provided an assessment of cumulative effects where relevant.</p> <p><b>Changes to the Proposed Development</b></p> <p>The proposed changes have not altered the overall design approach when compared to the submitted scheme. The appearance of the alterations would be barely perceivable in the views identified or the overall townscape character and visual effects identified. They would not alter the conclusions reached in relation to the effect upon heritage assets. Importantly they do not affect the original consideration undertaken by the Local Planning Authority in terms of its accordance with relevant planning policy.</p> <p>While some low level changes will impact upon how the scheme is perceived while within its bounds, this is minimal, the change is most acute in relation to the rhythm of the terraces which from part of Block B. The change to adjust the terraces to a 'mirrored' pattern occurs as a diminutive but positive change, the mirroring is the predominant pattern of terraces in the surrounding townscape and examples of this rhythm of openings is apparent on nearby streets Bakers Road, Wingfield Road, Sussex Street, and Magpie Road.</p> <p>Elevation changes to the buildings are minimal. These will only be apparent viewing Block B from View 26 where the change will be barely perceivable, an undistinguished from the existing arrangement</p> <p>In light of the above, the proposed changes are not considered to be contentious in any way from a heritage, townscape and visual impact perspective and are considered entirely non-material in relation to the submitted scheme.</p> <p>The amendments are diminutive and largely focus on detailed design and offer a number of small positive changes. We therefore are of the belief that the proposed changes are of such</p>



Ch	ES Topic	Review against design amendments
		<p>a scale and minimal resultant effect that they would not require further consultation from stakeholder groups.</p> <p>Importantly, this change would not alter the outcome of the assessment; it is considered that there are no further effects under the existing EIA that have not been assessed and a subsequent amendment to the ES assessment and conclusions is not necessary.</p> <p>Conclusion</p> <p>The proposed amendments to the scheme are minimal and can be treated as non-material. Changes to the scheme under the RevC Design have been assessed as to their effect on built heritage, townscape and visual receptors and the effect on the outcomes concluded as part of the previous assessment. We have concluded a diminutive impact overall, all the proposed changes to be non-material amendments to the previously submitted scheme, with no changes to the outcomes and conclusions provided in the HTVIA and EIA.</p>

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## **6. SUMMARY AND CONCLUSIONS**

- 6.1 This ES Addendum (January 2023) 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) and the ES Addendum (July 2022) remain relevant in the context of the amendments made since submission of the planning application in March 2022.
- 6.2 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 (January 2023).
- 6.3 There have been no changes to the residual effects reported in the ES (March 2022) or ES Addendum (July 2022). However, in some cases, additional mitigation measures have been proposed.

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## A1. DETAILS OF DESIGN AMENDMENTS

A1.1 The following is a list of the minor design amendments that have been undertaken for the scheme since the ES Addendum (July 2022). These amendments are referred to as 'Revision C' or 'RevC' amendments to the scheme that have been required since July 2022, when Revision A amendments were submitted to NCC.

### Block A (Detailed Element)

- 66 of 91 units tested for daylight and sunlight have had internal layouts amended. 18no. of those units have also had external changes, involving windows adjusted / balconies repositioned or moved.
- 66 units re-tested with amendments to internal layout / window / balcony, as above.
- Ground floor internal cycle store and refuse store swapped positions to allow refuse strategy to comply with NCC standards.
- Residential lobbies on north and east of Block A ground floor to have threshold level raised / entry hump added to assist with flood strategy.
- Public toilets and changing places entrance signage made more visible to become more accessible.
- Location of pagoda & seating on level 4 & 5 roof terraces coordinated with internal layouts and window positions.
- Direct access to the open air for 2no. stairs that provide escape from the basement, with external doors added. 2no. lifts have been added that serve the basement to ground floor only. Windows have been amended to internal corners of podium elevations. Internal doors removed between protected lobbies and ancillary accommodation - all now accessed externally only.
- Landscaping amended, providing private amenity spaces to ground floor flats.

### Block B (Detailed Element)

- Courtyard landscaping amended; 2no. driveway parking spaces to houses relocated within courtyard, layout of front garden/driveway/path to 11no. houses amended with private bins & bike stores added, soft landscape amended accordingly
- Gate proposed to access Leonards play area.
- 11no. houses internal layout, and window and door positions amended so pairs of houses mirror each other, north and south elevations amended to reflect.
- Supporting posts added to balconies on west elevation

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- East elevation reverted back to original design submitted - change to width of windows, brick detailing and inclusion Juliet balconies.
  - Roof material altered to 11no. houses changed from dark grey roof tile to blue pantile roof tile.
  - 5 of 5 units tested for daylight and sunlight have had internal layouts amended and external changes, involving windows adjusted. 2 x houses and 3 x flats daylight re-tested with amendments.

#### **Block C (Detailed Element)**

- Removal of external cycle store and plantroom, replaced by landscaping and incorporated into communal amenity space.
- Alteration to internal cycle store, refuse store and plant room GA Plan & Masterplans.
- 16 of 21 units tested for daylight and sunlight have had internal layouts amended.
- Removal of 3no. windows to north elevation.
- Landscaping amended. Planting types updated and further information in line with Urban Greening Factor incorporated.
- Supporting posts added to balconies on south and west elevation
- Confirmation of boundary as low level brick wall with railing (up to 1100mm from FFL).

#### **Block D (Detailed Element)**

- Additional CGI of Block D showing north and west elevation to be provided (not an amendment, more detail of approach already presented in RevA to justify design approach).
- Window replaced with door to provide access to level 4 roof terrace.
- Seating on level 4 roof terrace coordinated with internal layouts and window positions.
- 10 of 22 units tested for daylight and sunlight have had internal layouts amended.

#### **Block J3 (Detailed Element)**

- Change dark grey roof tile to dark grey pantile roof tile.
- 2 of 8 units tested for daylight and sunlight have had internal layouts amended.

#### **Block KL (Detailed Element)**

- Addition of mezzanine to 2 x ground floor commercial units fronting Anglia Square, an internal alteration of double height unit (6m tall) with no external alterations required. Creating 477 sqm additional non-residential floorspace within detailed element.
- 38 of 58 units tested for daylight and sunlight have had internal layouts amended.

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- Room 412 retested due to error in test, resulting in ADF increase from 0.5 to 0.6.

#### **Block M (Detailed Element)**

- Internal alterations to refuse stores (bin layout change only) to ensure refuse strategy complies with NCC standards.
- 11 of 27 units tested for daylight and sunlight have had internal layouts amended. 9no. of those units have also had external changes, involving windows adjusted / balconies repositioned or moved.
- 11no. units daylight re-tested with amendments to internal layout / window / balcony Daylight / sunlight Addendum.
- 3no. units balconies on south elevation re-positioned westward one opening along. Balcony remains off living room area, the larger door opening and smaller window opening off living room repositioned to facilitate balcony move. Those units and below to have daylight retested.
- Pagoda, seating & planting on level 6 terrace coordinated with internal layouts and window positions

#### **Public Realm Landscaping - St Georges Street (Detailed Element)**

- Salvage and re-use of existing Granite Cobbles along existing Botolph Street to be conditioned - Include in RM submission only

#### **Public Realm Landscaping – Anglia Square (Detailed Element)**

- Paving material and strategy amended. Appearance of central area paving updated to provide more detail. Material to be concrete blocks with exposed aggregate in varying shades, contrasting between black and yellow.
- Additional benches / seating areas under canopy
- Further design development of the canopy provided.

#### **Public Realm Landscaping – Edward St Junction (Detailed Element)**

- Clarity provided to paving and landscape strategy around Block D village hall entrance. Further detail added into key to confirm similar approach to paving as Anglia Square, however in a banding style opposed to triangles.

#### **Public Realm Landscaping – St Crispins Junction (Detailed and Outline Elements)**

- Layout around the vehicle access from St Crispins has been further amended to cater better for pedestrian/ cycle movements on the raised table.

#### **Public Realm Landscaping (Detailed and Outline Elements)**

- General increase in planting and green infrastructure throughout. Planting types updated.

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- Bitmac areas to car park entrances removed and block paving proposed in its place (Blocks A and E)

#### **Block F (Outline Element)**

- Area of non-residential use to be identified at mezanine level at the southern end of block F1.

#### **Block E & H (Outline Element)**

- Area of ground floor residential use replaced with non-residential use.

#### **Shop Fronts**

- Drawing showing all shop fronts to be provided (not an amendment, shows all shop fronts (as presented in RevA).

#### **Highways**

- Amendments to Botolph Street crossing off-site highways works drawing as requested by NCC.

#### **General Drawing/Document Amendments**

- Hybrid, detailed and outline boundary lines to be made clearer (detailed / outline boundary lines overlap on some drawings so appear as an individual line as opposed to encircling an area) on site plan, parameter plans, masterplans & landscaping plans to appear same as original submission. No change to parts of site within detailed or outline areas.
- Error in landscape strategy showing area outside of application site to be corrected on block B.
- Error on schedule Block B states 12 car parking spaces for Block B, there are 11 car parking spaces in Block B, to be corrected.

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## **A2. UPDATED SCHEME PLANS (REV C)**

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### **A3. SUPPORTING INFORMATION**



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## **A4. UPDATED PHASING STRATEGY**

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## **A5. BAT SURVEY REPORT (JULY 2022)**

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## **A6. BIODIVERSITY NET GAIN ASSESSMENT (JANUARY 2023)**

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**A7. SHADOW HABITATS REGULATIONS ASSESSMENT (JANUARY 2023)**

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## **A8. TRANSPORT NOTE**

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