

Anglia Square
Norwich
Planning Statement
Addendum RevC

Weston
Homes



PLANNING STATEMENT ADDENDUM B

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PLANNING STATEMENT ADDENDUM C

1. Purpose Of This Planning Statement Addendum

- 1.1. A hybrid planning application (Ref. 22/00434/F) (the Application) was submitted by Weston Homes (the Applicant) to Norwich City Council (NCC) on 1st April 2022 for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing 'ZZ-00-DR-A-01-0200'. The 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 which covers a number of topics.
- 1.2. Following submission of the Application, and completion of the statutory consultation exercise amended application material (RevA) was submitted in July 2022 in response to consultation comments. Following completion of the second statutory consultation on the RevA material, the Applicant has worked with NCC to review the consultation responses received to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, some further minor amendments are now proposed which are summarised in the schedule of changes to drawings contained in Appendix A, and highlighted on drawings in the RevC supporting information pack contained in Appendix B. The Amended Application material (RevC) submitted in January 2022 continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development. The overall quantum of non-residential floorspace proposed by the hybrid application remains 8,000 sqm (NIA) in total, however the proportion within the detailed and outline elements has been adjusted to 5,906 sqm within the detailed element and 2,094 sqm within the outline element, therefore the development description has been updated to reflect this (see Appendix C).
- 1.3. This Addendum describes how the design has been developed and adapted and considers the implications of the changes to the scheme now proposed. This Addendum should be read in conjunction with the Planning Statement (March 2022) and Planning Statement Addendum (July 2022).

2. Proposed Development

- 2.1. 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 which are set out below. Scale and massing, Residential mix and tenure remains as set out in the Planning Statement Addendum (July 2022).

Phasing

- 2.2. An updated Phasing Strategy (RevC) has been submitted which supersedes the previous version. Minor updates have been made to the Phasing Strategy 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. There has been delay to the Application to address the issue of Nutrient Neutrality, it is now anticipated the Application will be determined by spring 2023, therefore the construction programme, as a whole, has been pushed back by 3 quarters to reflect this. The demolition / construction works period remains 8 years in length, the works start 4th quarter 2023 and complete by end of 3rd quarter 2031.
- 2.3. In respect of demolition, Phase 1 has been extended to include ground floor units on the south side of St Anne's Walk. The reason for this, is to ensure there is sufficient space hoarded off for scaffolding and plant for the construction of Block A and M and delivery of Phase 1 landscaping, whilst also providing a safe temporary pedestrian route into Anglia Square from Magdalen Street and New Botolph Street during the construction of Block A and M. Phase 1 also includes removal of the canopy in the square, this is necessary to deliver underground drainage attenuation tanks (serving Phase 1 of the development) located within the square beneath the canopy.
- 2.4. Demolition of an additional area of Gildengate House (and the Sovereign Way units below) has been brought forward from Phase 3 to Phase 2. This is necessary to provide sufficient space to construct Block J3 whilst Block K/L and Botolph Street becomes open to the public, thereby preventing construction plant and materials being accessed from that area. Upper Green Lane itself and the units below (containing Iceland, Greggs and QD) shall remain until demolition phase 3.
- 2.5. The phased delivery of each proposed block remains unaltered:
- Phase 1: Blocks A, B, C, D and M
 - Phase 2: Blocks K/L and J3
 - Phase 3: Blocks G, H and J
 - Phase 4: Blocks E, E/F and F

Non-Residential Land Uses

- 2.6. The design amendments set out in Appendix A and B, has resulted in the total non-residential floorspace within the detailed element to increase 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. The amended floorspace is set out below.

- 2.7. Phases 1 and 2 of the Proposed Development will deliver a significant proportion of the proposed flexible commercial floorspace, including spaces suitable for a foodstore and for a food and beverage establishment fronting Anglia Square. All the new accommodation would be of high quality, of a variety of sizes but still suitable to be combined or partitioned in the future, so as to provide flexible units suitable for retail, services and other Main Town Centre Uses, to ensure the continued and enhanced function of Anglia Square as a principal element of the Large District Centre. Flexible commercial floorspace included within the detailed element comprises 5,158.4sqm (NIA):
- **Block A** – 1,100.9sqm all at ground floor, with units ranging from 72 – 753.9sqm in size;
 - **Block M** - 586sqm all at ground floor, with an 83sqm and 503sqm unit, the larger unit is suitable to be a foodstore being immediately adjacent to a covered service yard within the building;
 - **Block K/L** – 3,070.3sqm in total, with 1,854.9sqm at ground floor in units ranging from 76.3 – 767.1sqm in size, the units located off Magdalen Street include mezzanine levels at 1st floor above ranging 50sqm to 63.4sqm, the two units fronting onto Anglia Square include mezzanine level above ranging 187.3sqm to 290.3sqm in size. The Stump Cross building includes 594.1 sqm floorspace out of the overall K/L figure, across 4 storeys.
 - **Block J3** – 401.2sqm all at ground floor, with three units 86.5 – 190.7 sqm in size.
- 2.8. In addition to the flexible commercial floorspace being provided, the non-residential floorspace within Phase 1 also includes 697.1sqm (NIA) of community facilities in the form of a Community Hub and Community Hall, and 50.1sqm (NIA) public toilets and “Changing Places” facilities, open to the public, and conveniently located for visitors, which will also be of benefit to Anglia Square’s contribution to the LDC.

Design and Layout

- 2.9. Amendments to design and layout on the revised drawings and elevations are set out in the schedule of changes in Appendix A, the RevC supporting information pack (Appendix B) highlights amendments to internal layout and elevations.
- 2.10. In response to feedback from the Health and Safety Executive and NCC City Services officers, the internal circulation spaces and ancillary refuse and cycle storage has been altered. This results in some minor amendments to window and door positions of residential units that are near stair cores facing onto the internal podiums. The amendments to refuse stores means no bins will be left within the public realm on bin collection days, they will be collected directly from the refuse stores.
- 2.11. To improve daylight performance minor alterations have been made to the internal layout of some residential units involving the ‘flipping’ living room and bedrooms or position of kitchens to maximise daylight in living spaces which are considered non-material in nature. In a limited number of cases amendments have been made to window size or position and / or balconies have been repositioned to residential units.

- 2.12. In order to provide private bin and cycle stores within the curtilage of the 11no. terrace houses within Block B, internal layout, and window and door positions have been amended so pairs of houses mirror each other. Then the elevational treatment of the apartment block within Block B has been amended to reflect the original submitted design at the request of NCC.
- 2.13. The external amendments noted above are considered to be non-material changes which the Heritage and Townscape review in section 5 of the Environmental Statement Addendum (January 2023) confirms do not alter the outcome of the Heritage, Townscape and Visual Impact Assessment undertaken.
- 2.14. Pantile roof tiles have been incorporated onto the Block B houses and Block J3.
- 2.15. An additional CGI (no.7) shows a view of the north and west façades of Block D in the context of adjacent buildings from a 3D perspective. The CGI expresses the curvature of the building that distinguishes block D from the other buildings, as a community gateway to the site.

Landscaping & Public Realm

- 2.16. In response to landscaping related comments from the public, Natural England, and NCC planning, city services and landscaping officers there have been minor amendments to landscaping to the podiums, roof terraces, Block B and C courtyards, and public realm which are set out in the schedule of changes (Appendix A) and the Landscape Strategy Addendum RevB.
- 2.17. In summary, layout of paths, planting, seating and pagodas on the podiums and roof terraces have been altered, and planting species altered. Block B two hard paved driveways have been converted into soft landscaped front gardens with trees added and the two car parking spaces relocated into the courtyard. The remainder of the Block B driveways have been altered to include private bin and cycle stores between pairs of houses and incorporate planting. The Block B landscaped courtyard has been amended to include more seating in place of playspace given the proximity to Leonards Street play area. The outbuilding containing plant and cycle storage within Block C has been removed, incorporating additional soft landscaping in its place. Additional seating has been incorporated into Anglia Square underneath the canopy and paving materials amended. Additional plans, images and CGI of the design intent for the Anglia Square canopy is provided in the Canopy Design document providing parameters for the detailed canopy design to be submitted and approved via planning condition. The layout of paths, planting and seating and planting species altered throughout in order to enhance informal recreation and biodiversity value. Paving around block B altered and additional trees added to enhance the entrance of Block D village hall.
- 2.18. The minor amendments to the hard and soft landscaping on private and public areas are considered non-material in nature. The Biodiversity Net Gain Assessment (RevC) and supporting metric have been updated to reflect the updated landscaping drawings.

Parking for Car and Cycles

- 2.19. The RevA material indicated there were 12 car parking spaces within Block B in error, there are 11 in total (8 spaces on driveways and 3 within the courtyard) all allocated to the 11no. houses. 1no.

additional parking space has been provided within the Block A basement car park. Total car parking provision within the detailed element therefore remains at 134 car parking spaces

- 2.20. To reflect the uplift in non-residential floorspace, 7 additional long-stay cycle parking spaces are provided, bringing total provision for employees to 63 secure undercover cycle parking spaces.

3. Planning Policy

- 3.1. There have been no changes to local and national planning policy, the relevant planning policy remains as set out in the Planning Statement.
- 3.2. The Greater Norwich Local Plan (GNLP) has not advanced any further in the examination process than at point of the application submission in March 2021. Therefore, it is considered that the emerging GNLP emerging development plan still currently holds limited weight in decision making.

4. Planning Considerations

- 4.1. In response to consultation feedback, where required application supporting material has been updated with either an addendum, note or revised version as set out in the schedule in Appendix A. The amendments set out within the addendum and revised versions of supporting material reduce the impacts arising from the scheme and further enhance the scheme, therefore it is considered the Amended Application continues to comply with relevant policy and any residual adverse impacts appropriately mitigated.
- 4.2. An Environmental Statement Addendum (January 2023) has been provided which reviews the Amended Application material and responds to consultation comments received post-Environmental Statement (March 2022) and Environmental Statement Addendum (July 2022) where necessary. The Environmental Statement Addendum (January 2023) confirms there have been no changes to the residual effects reported previously as a result of the Amendments Application material. However, additional mitigation measures have been identified to address off-site recreational impact of protected sites and nutrient neutrality.

5. Heritage and Planning Balance

- 5.1. The ecological benefit provided by the development was identified as a public benefit of notable weight in Planning Statement paragraph 7.16(e). The Biodiversity Net Gain Assessment (RevC) demonstrate the proposed landscaping (excluding outline intensive and extensive green roofs) will result in an 84% net gain in biodiversity. There has been a recent decision by the Secretary of State that indicates biodiversity net gain (BNG) of 20% or higher should be given substantial weight in the planning balance:
- 5.1.1. In the decision in Rainham, Kent (MC/19/1566; 3 November 2021, the Inspector concluded a 20% gain should be given substantial weight (paragraph 12.204), stating:
“Indeed, one of the suggested conditions secures at least 20% biodiversity net gain. I consider that the benefits secured in this regard attract substantial weight.”

- 5.1.2. The Secretary of State agreed with the Inspector's decision (paragraph 35 of the Secretary of State's letter):

"For the reasons given at IR12.204, the Secretary of State agrees that the development would result in significant improvements in terms of ecology and biodiversity. Like the Inspector, he considers that the benefits secured in this regard attract substantial weight."

- 5.1.3. Consistent with these positions, it can be stated that the BNG benefits that would accrue from the proposed development (84%) should attract substantial weight. Accordingly, the weight given to ecological benefit within the planning balance in the original Planning Statement in paragraph 7.16(e) increases from public benefit of notable weight, to a public benefit of substantial weight.

6. Overall Planning Balance and Conclusions

- 6.1. The conclusions of the overall planning balance exercise remain the same (section 8 Planning Statement); 'the proposals are considered to satisfy the three aspects of sustainable development identified within the NPPF and accord with the relevant requirements of the development plan. Consequently, it is contended that planning permission should be granted, having regard to relevant guidance and the clear planning justification for the development'.

Appendices

[Appendix A: Schedule of Changes to Drawings](#)

[Appendix B: RevC Supporting Information Pack](#)

[Appendix C: Updated Hybrid Application Development Description](#)

Appendix A: Schedule of Changes to Drawings

Schedule of changes to drawings - Rev A to Rev C

No.	Amendment	Plan / Document Updated
BLOCK A (Detailed Element)		
1	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.	Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 GA Plans: 35301-ZA-00-DR-A-03-0099 - 35301-ZA-00-DR-A-03-0107 Elevations: 35301-ZA-00-DR-A-05-0300 - 35301-ZA-00-DR-A-05-0307 Internal Daylight, Sunlight & Overshadowing Report
2	66 units re-tested with amendments to internal layout / window / balcony, as above.	Internal Daylight, Sunlight & Overshadowing Report
3	Ground floor internal cycle store and refuse store swapped positions to allow refuse strategy to comply with NCC standards	Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZA-00-DR-A-03-0100 Refuse Strategy
4	Residential lobbies on north and east of Block A ground floor to have threshold level raised / entry hump added to assist with flood strategy	Flood Risk Assessment
5	Public toilets and changing places entrance signage made more visible to become more accessible	Coloured Shop Front Drawings
6	Location of pagoda & seating on level 4 & 5 roof terraces coordinated with internal layouts and window positions	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Landscape Strategy Addendum Masterplans: 35301-ZZ-00-DR-A-01-0104 - 35301-ZZ-00-DR-A-01-0105 GA Plans: 35301-ZA-00-DR-A-03-0104 - 35301-ZA-00-DR-A-03-0105
7	Direct access to the open air for all 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. All in response to HSE comments	Letter in response to HSE comments Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 GA Plans: 35301-ZA-00-DR-A-03-0099 - 35301-ZA-00-DR-A-03-0107 Elevations: 35301-ZA-00-DR-A-05-0304 - 35301-ZA-00-DR-A-05-0307
8	Landscaping amended, providing private amenity spaces to ground floor flats	Masterplan: 35301-ZZ-00-DR-A-01-0100 GA Plan: 35301-ZA-00-DR-A-03-0100 Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001
Block B (Detailed Element)		
9	courtyard landscaping amended; 2 x 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	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-0104 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 Refuse Strategy
10	Gate proposed to access Leonards play area and added to plan	Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
11	11no. houses internal layout, and window and door positions amended so pairs of houses mirror each other, north and south elevations amended to reflect	Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-0104 Elevations: 35301-ZB-XX-DR-A-05-0300 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
12	East elevation reverted back to original design submitted - change to width of windows, brick detailing and inclusion Juliet balconies.	Masterplan: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0103 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-0104 Elevations: 35301-ZB-XX-DR-A-05-0301
13	Roof material altered to 11no. houses changed from dark grey roof tile to blue pantile roof tile	Elevations: 35301-ZB-XX-DR-A-05-0300
14	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	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-0104 Elevations: 35301-ZB-XX-DR-A-05-0300 Internal Daylight, Sunlight & Overshadowing Report
15	Supporting posts added to balconies on west elevation	Elevation: 35301-ZB-XX-DR-A-05-0301 Bay study: 35301-ZB-XX-DR-A-21-0020
BLOCK C (Detailed Element)		
16	Removal of external cycle store and plantroom, replaced by landscaping and incorporated into communal amenity space	Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZC-00-DR-A-03-0100 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
17	Alteration to internal cycle store, refuse store and plant room	Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZC-00-DR-A-03-0100
18	16 of 21 units tested for daylight and sunlight have had internal layouts amended.	GA Plans: 35301-ZC-00-DR-A-03-0100 - 35301-ZC-00-DR-A-03-0104 Internal Daylight, Sunlight & Overshadowing Report
19	Removal of 3no. windows to north elevation	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZC-00-DR-A-03-0100 - 35301-ZC-00-DR-A-03-0104 GA Elevation: 35301-ZC-XX-DR-A-05-300
20	Landscaping amended. Planting types updated and further information in line with Urban Greening Factor incorporated.	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
21	Confirmation of boundary as low level brick wall with railing (up to 1100mm from FFL)	Elevation: 35301-ZC-XX-DR-A-05-0301
22	Supporting posts added to balconies on south and west elevation	Elevation: 35301-ZC-XX-DR-A-05-0301 Bay study: 35301-ZC-XX-DR-A-21-0010
BLOCK D (Detailed Element)		
23	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)	CGI No.7
24	Window replaced with door to provide access to level 4 roof terrace	Masterplans: 35301-ZD-00-DR-A-01-0104 GA Plans: 35301-ZD-00-DR-A-03-0104
25	Seating on level 4 roof terrace coordinated with internal layouts and window positions	Masterplans: 35301-ZD-00-DR-A-01-0104 GA Plans: 35301-ZD-00-DR-A-03-0104 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001
26	10 of 22 units tested for daylight and sunlight have had internal layouts amended.	Masterplans: 35301-ZD-00-DR-A-01-0100 - 35301-ZD-00-DR-A-01-0105 GA Plans: 35301-ZD-00-DR-A-03-0100 - 35301-ZD-00-DR-A-03-0105 Internal Daylight, Sunlight & Overshadowing Report
BLOCK J3 (Detailed Element)		
27	Change dark grey roof tile to dark grey pantile roof tile	Elevations: 35301-ZJ-XX-DR-A-05-0300
28	2 of 8 units tested for daylight and sunlight have had internal layouts amended.	Masterplans: 35301-ZJ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0102 GA Plans: 35301-ZJ-00-DR-A-03-0100 - 35301-ZJ-00-DR-A-03-0103 Internal Daylight, Sunlight & Overshadowing Report
BLOCK KL (Detailed Element)		
29	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	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0101 GA Plans: 35301-ZKL-00-DR-A-03-0100 - 35301-ZKL-00-DR-A-03-0101 Parameter Plans: 35301-AOI-PP-200 - 35301-AOI-PP-100 Commercial Strategy and Main Town Centre Uses Report Addendum Planning Statement Addendum All schedules Application & CIL Forms (amount of floorspace in detailed element and change of description due to proportion of non-residential floorspace in detailed & outline element changed)
30	38 of 58 units tested for daylight and sunlight have had internal layouts amended.	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0107 GA Plans: 35301-ZKL-00-DR-A-03-0100 - 35301-ZL-00-DR-A-03-0107 Internal Daylight, Sunlight & Overshadowing Report
31	Room 412 retested due to error in test, resulting in ADF increase from 0.5 to 0.6	Internal Daylight, Sunlight & Overshadowing Report
BLOCK M (Detailed Element)		
32	Internal alterations to refuse stores (bin layout change only) to ensure refuse strategy complies with NCC standards	Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZM-00-DR-A-03-0100 Refuse Strategy Clarification Note
33	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.	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0106 GA Plans: 35301-ZM-00-DR-A-03-0100 - 35301-ZM-00-DR-A-03-0106 Elevations: 35301-ZM-XX-DR-A-05-0300 - 35301-ZM-XX-DR-A-05-0303 Internal Daylight, Sunlight & Overshadowing Report
34	11 x units daylight re-tested with amendments to internal layout / window / balcony	Internal Daylight, Sunlight & Overshadowing Report
35	3 x 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 re-tested	Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0106 GA Plans: 35301-ZM-00-DR-A-03-0100 - 35301-ZM-00-DR-A-03-0106 Elevations: 35301-ZM-XX-DR-A-05-0300 Internal Daylight, Sunlight & Overshadowing Report
36	Pagoda, seating & planting on level 6 terrace coordinated with internal layouts and window positions	Masterplans: 35301-ZZ-00-DR-A-01-0106 GA Plans: 35301-ZM-00-DR-A-03-0106 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
PUBLIC REALM LANDSCAPING - ANGLIA SQUARE (Detailed Element)		
37	Paving material and strategy amended to reflect updated canopy design. Clarity provided to paving material of square. 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.	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Anglia Square Plan - ANG-PLA-XX-XX-DR-L-8001 Landscape Strategy Addendum
38	Additional benches / seating areas under canopy	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Anglia Square Plan - ANG-PLA-XX-XX-DR-L-8001 Masterplans: 35301-ZZ-00-DR-A-01-0100

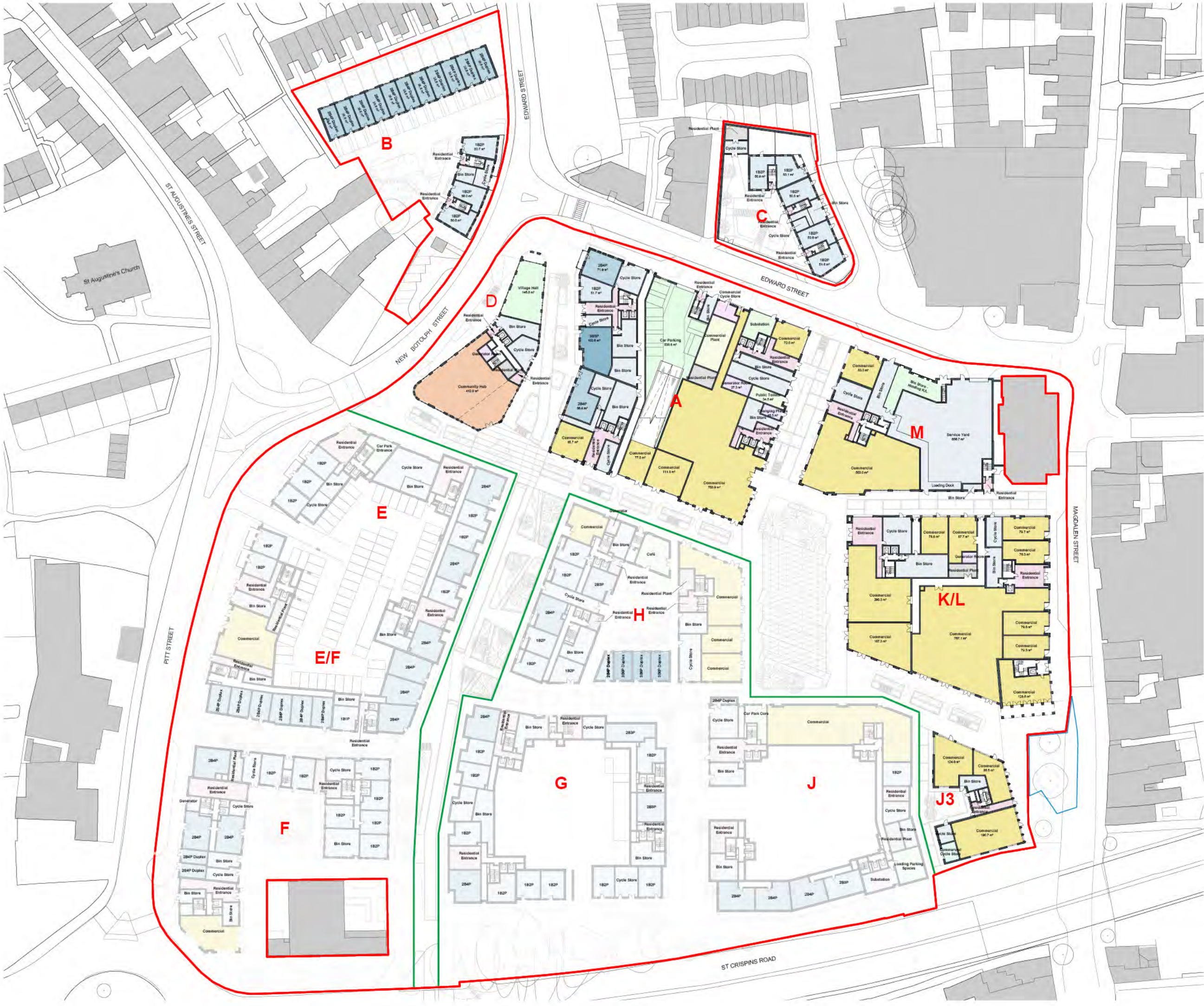
		Landscape Strategy Addendum
39	Additional images & CGI of Anglia Square to be provided (more detail of approach already presented in RevA)	Landscape Strategy Addendum
40	Further design development of the canopy provided	Canopy Design doc
PUBLIC REALM LANDSCAPING - Edward St Junction (Detailed Element)		
41	Paving and landscape strategy around Block D village hall entrance amended to enhance the entrance of the village hall. Further detail added into key to confirm similar approach to paving as Anglia Square.	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Landscape Strategy Addendum Masterplan: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZD-00-DR-A-03-0100
PUBLIC REALM LANDSCAPING - St Crispins Junction (Detailed and Outline Elements)		
42	Landscape layout around the vehicle access from St Crispins has been further amended to cater better for east-west pedestrian/ cycle movements on the raised table	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
PUBLIC REALM LANDSCAPING - St Georges Street (Detailed Element)		
43	Layout of path, planting and seating within St Georges Gardens and planting species altered	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Landscape Strategy Addendum
44	Salvage and re-use of existing Granite Cobbles along existing Botolph Street to be conditioned	-
PUBLIC REALM LANDSCAPING (Detailed and Outline Elements)		
45	General increase in planting and green infrastructure throughout. Planting types updated and further information in line with Urban Greening Factor incorporated.	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
46	Bitmac areas to car park entrances removed and block paving proposed in its place (Blocks A and E)	Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001
BLOCK F (Outline Element)		
47	Area of non-residential use to be identified at mezzanine level at the southern end of block F1	Parameter Plans: 35301-AO1-PP-201 Masterplans: 35301-ZZ-01-DR-A-01-0101 Commercial Strategy and Main Town Centre Uses Report Addendum Planning Statement Addendum
BLOCK E & H (Outline Element)		
48	Area of ground floor residential use replaced with non-residential use	Parameter Plans: 35301-AO1-PP-200 Masterplans: 35301-ZZ-01-DR-A-01-0101 Commercial Strategy and Main Town Centre Uses Report Addendum Planning Statement Addendum
SHOP FRONTS		
49	Drawing showing all shop fronts to be provided (not an amendment, shows all shop fronts (as presented in RevA)	Coloured Shop Front Drawings
DRAINAGE		
50	Surface Water Drainage Strategy updated to reflect landscaping amendments	Proposed Surface Water Drainage Strategy
HIGHWAYS		
51	Amendments to Botolph Street crossing off-site highways works drawing as requested by NCC	Transport RevC Note Off-site highway works drawings appended to note
GENERAL DRAWING / DOCUMENT AMENDMENTS		
52	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. No change to parts of site within detailed or outline areas	Site Location Plans: 35301-ZZ-00-DR-A-01-0300 - 35301-ZZ-00-DR-A-01-0301 Parameter Plans: 35301-AO1-PP-100 - 35301-AO1-PP-500 Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001
53	Public Realm parameter plan updated to reflect public access to Block H courtyard from the north via Botolph Street	Parameter Plan: 35301-AO1-PP-500
54	Error in landscape strategy showing area outside of application site to be corrected on block B	Landscape Strategy Addendum
55	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.	Accommodation Submission Schedule Transport Note Affordable Housing Statement Addendum Planning Statement Addendum
56	Additional information on phasing of highway works, and refinements to areas of landscaping works and demolition of existing buildings within each phase. There has been delay to the Application to address the issue of Nutrient Neutrality, it is now anticipated the Application will be determined by spring 2023, therefore the construction programme, as a whole, has been pushed back by 3 quarters to reflect this.	Phasing Strategy

Appendix B: RevC Supporting Information Pack

Anglia Square Rev A - Rev C Supporting Information

January 2023






NOTES:

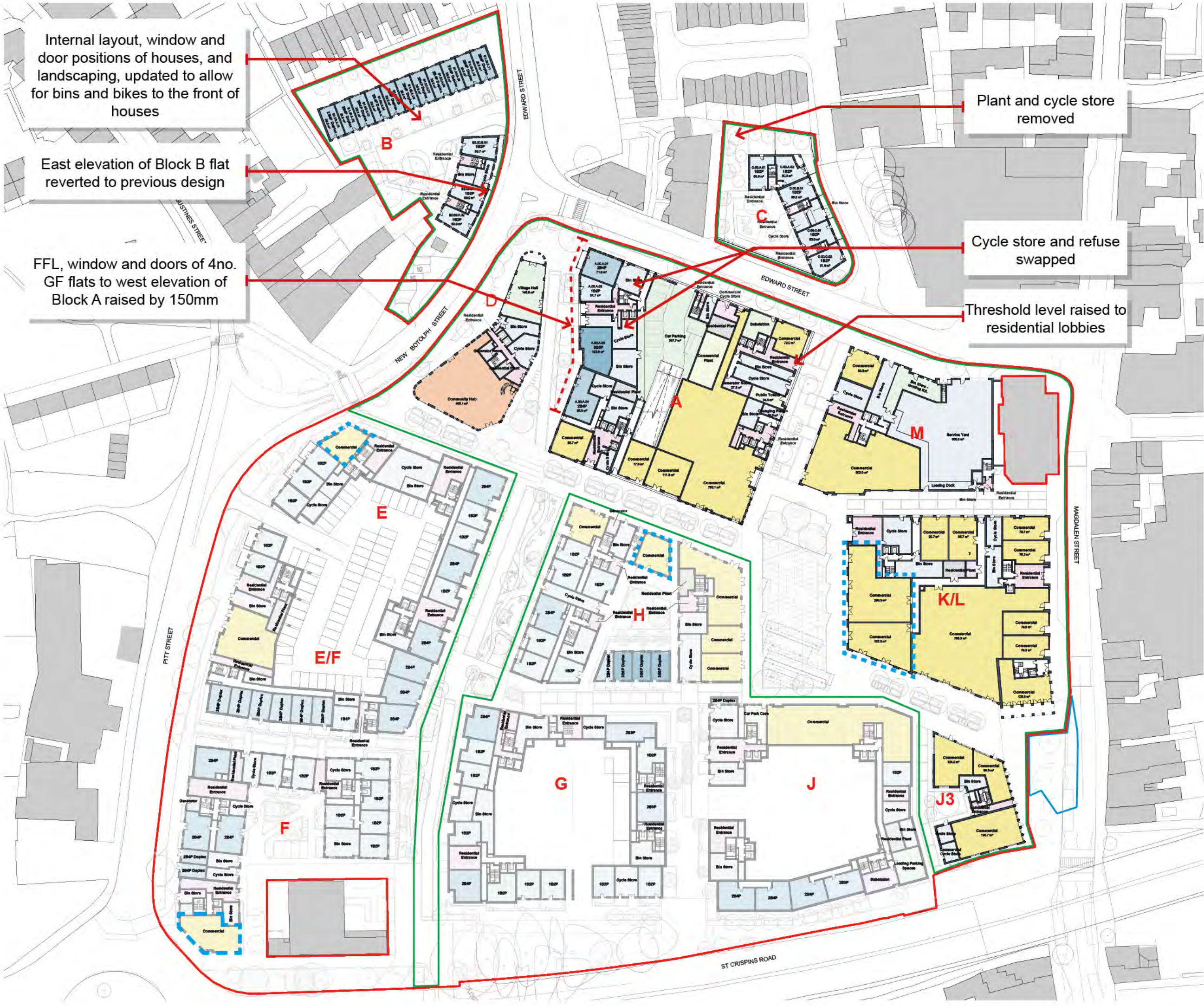
Block A

- Direct access to the open air for all stairs that provide escape from the basement, with external doors added.
- 2no. lifts have been added that serve the basement to ground floor only.

Commercial sqm (NIA) added:



- Block K/L mezzanine: 477.6 sqm
- Block E: 77.7 sqm
- Block H: 79.1 sqm
- Block F mezzanine: 153.2 sqm
- **Total additional area: 787.6 sqm**
- Total long stay commercial cycles allowed for in detailed blocks to accommodate increase: 58



Landscape Masterplan

Rev A



[illegible]

 **BITUMINOUS**
Location: Highway
Material: Asphalt
Color: Black
L x W: Undersized

 **FEATURE CO**
Location: Main
Material: Concrete
Size: 200(L) x 1
Color: Buff
L x W: Undersized

 **FEATURE CO**
Location: Main
Material: Concrete
Size: 200(L) x 1
Color: Buff
L x W: Undersized

 **CONCRETE B**
Location: Broom
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Warm
L x W: Undersized

 **CONCRETE B**
Location: Cagle
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Grey
L x W: Undersized

 **CONCRETE B**
Location: Rite
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Dark
L x W: Undersized

 **CONCRETE B**
Location: Adopt
Material: Concrete
Spaced: none
Size: 150(L) x 1
Color: Grey
L x W: Undersized

 **CONCRETE B**
Location: Adopt
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Grey
L x W: Undersized

 **CONCRETE B**
Location: Adopt
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Grey
L x W: Undersized

 **FEATURE CO**
Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized


 **FEATURE CO**
Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

 **FEATURE CO**
Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

 **FEATURE CO**
Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

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Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

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Spaced: none
Size: 200(L) x 1
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L x W: Undersized

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Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

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Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

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Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

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Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

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L x W: Undersized

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Spaced: none
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Color: Buff
L x W: Undersized

 **FEATURE CO**
Location: Fresh
Material: Concrete
Spaced: none
Size: 200(L) x 1
Color: Buff
L x W: Undersized

[illegible]

[illegible]

11

11

[illegible]

11

	E
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11

7

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[illegible]

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11/11/11

Block A - East Elevation

Rev A



Rev C



Block A - West Elevation

Rev A



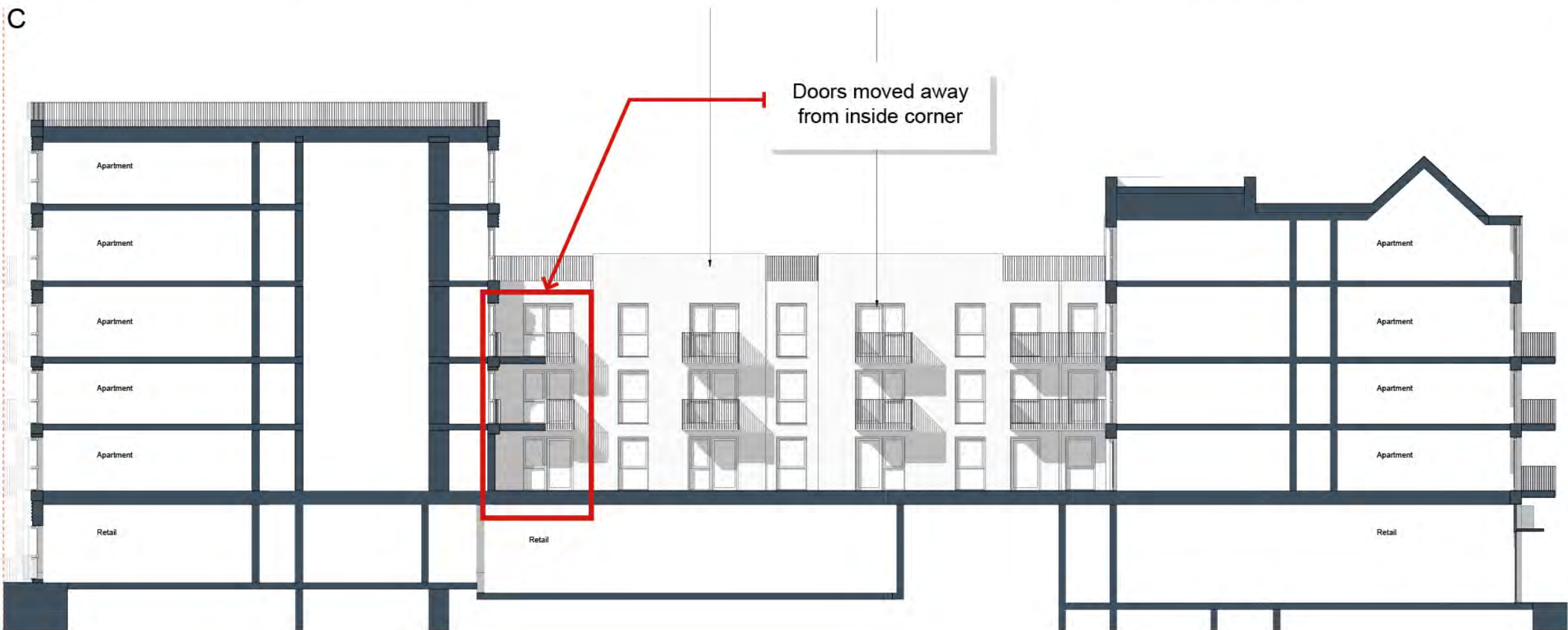
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Rev A

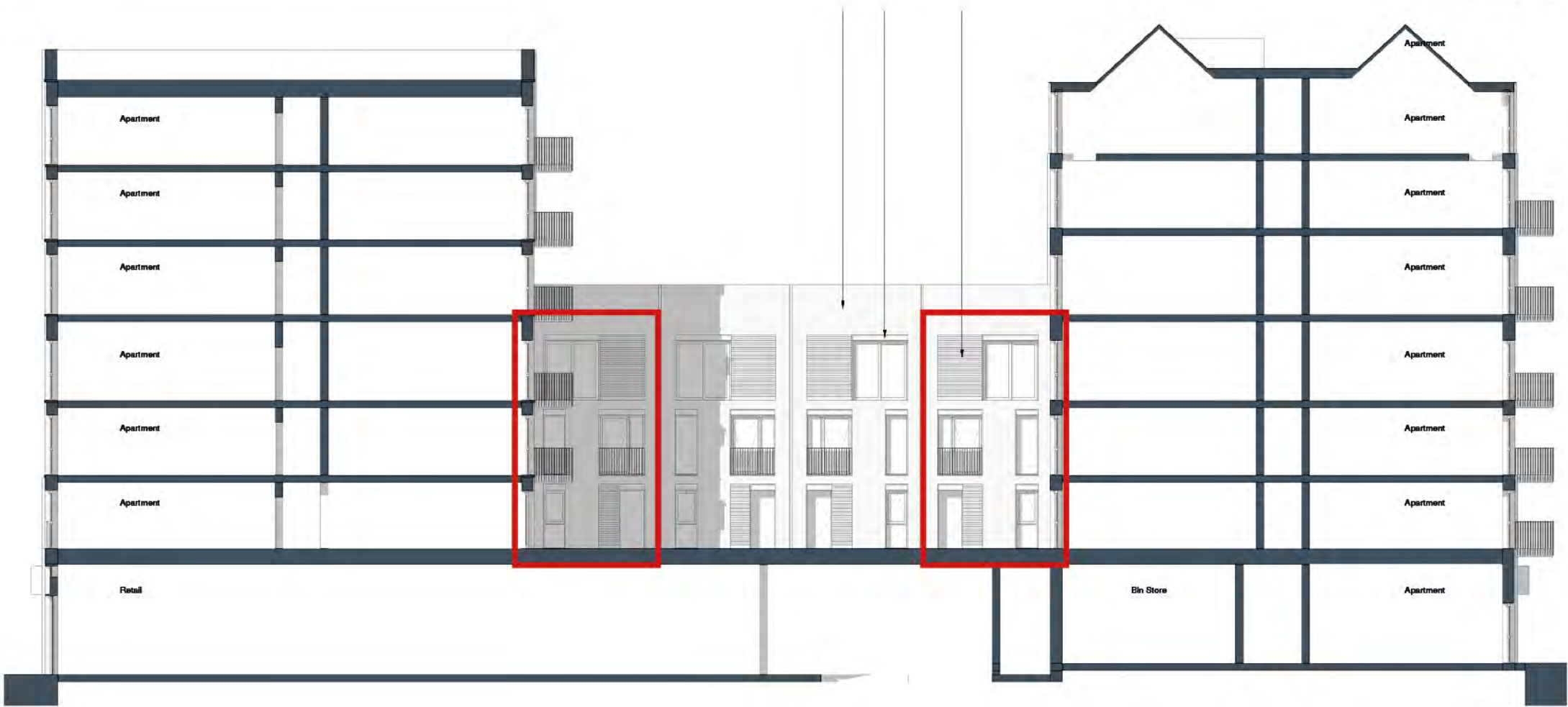


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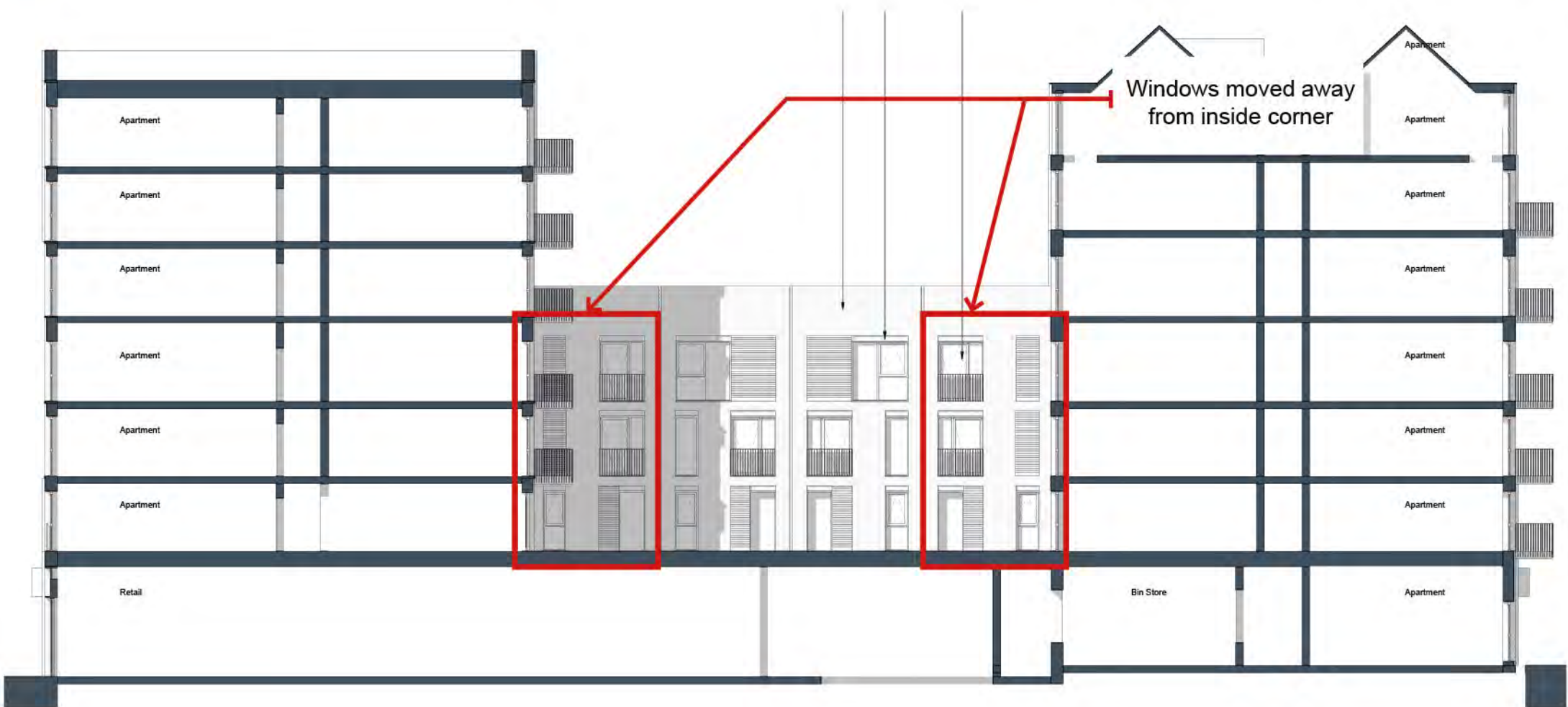


Block A - North Elevation Internal

Rev A

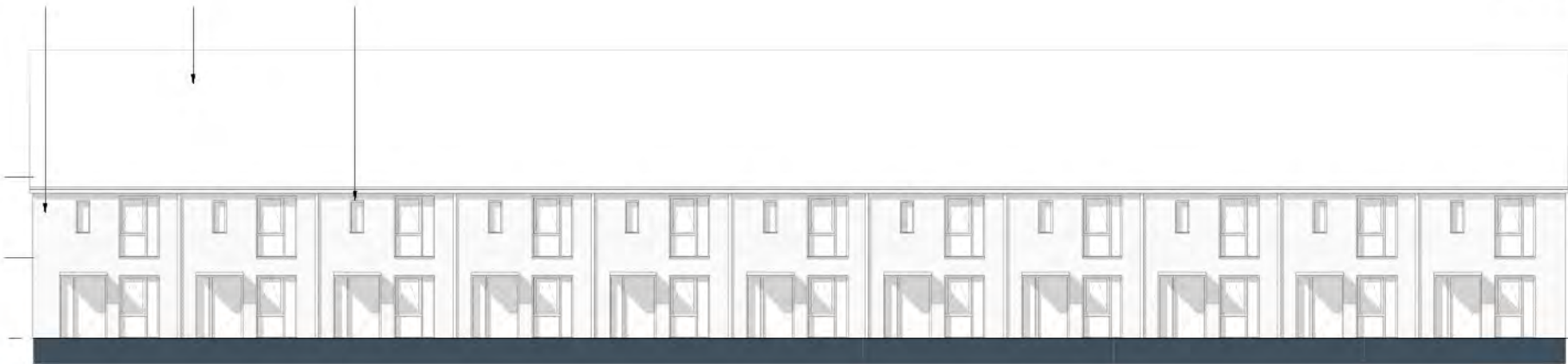


Rev C

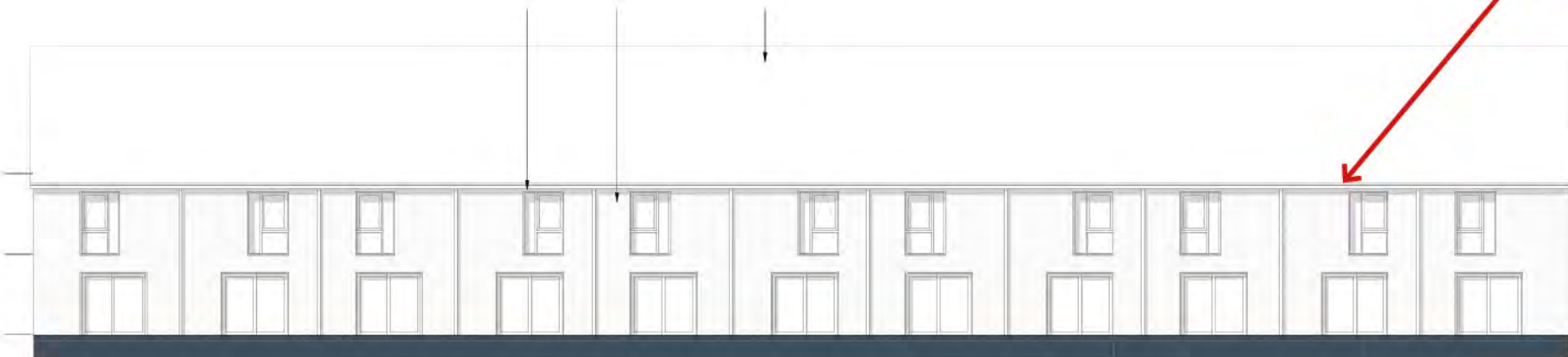
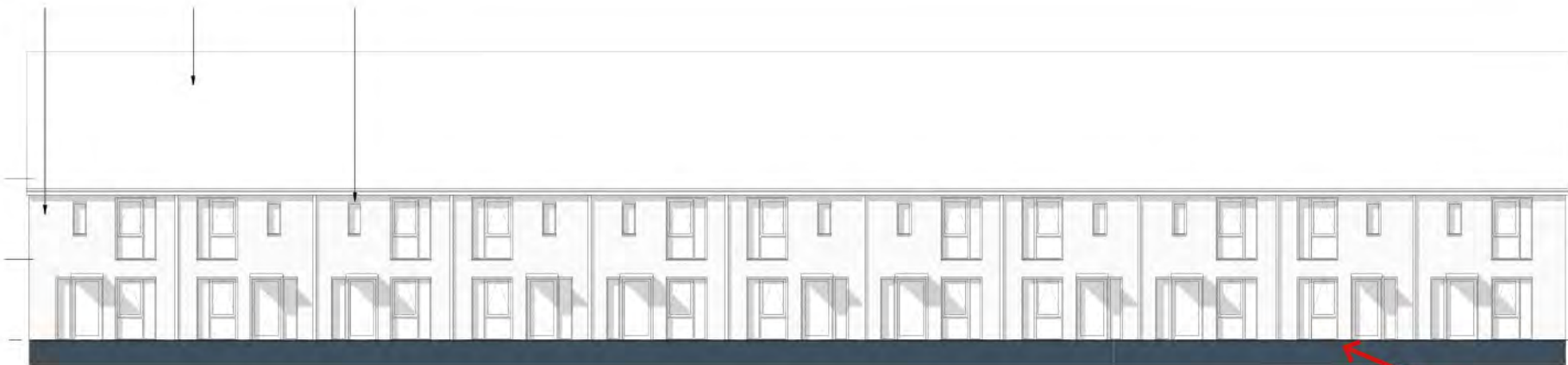


Block B Houses - North and South Elevations

Rev A



Rev C



Internal layout, and window and door positions amended so pairs of houses mirror each other, allowing for private bin and bike stores to be added.
Roof material changed from dark grey roof tile to blue pantile.

Block B - Landscape

Rev A



Rev C



Internal layout, and window and door positions amended so pairs of houses mirror each other, allowing for private bin and bike stores to be added.

Road width adjusted to allow for trees and increased soft landscaping in front of houses. Parking adjusted to suit.

Gate added to Play area

Rev A



Rev C



Elevation reverted back to original design

Rev A



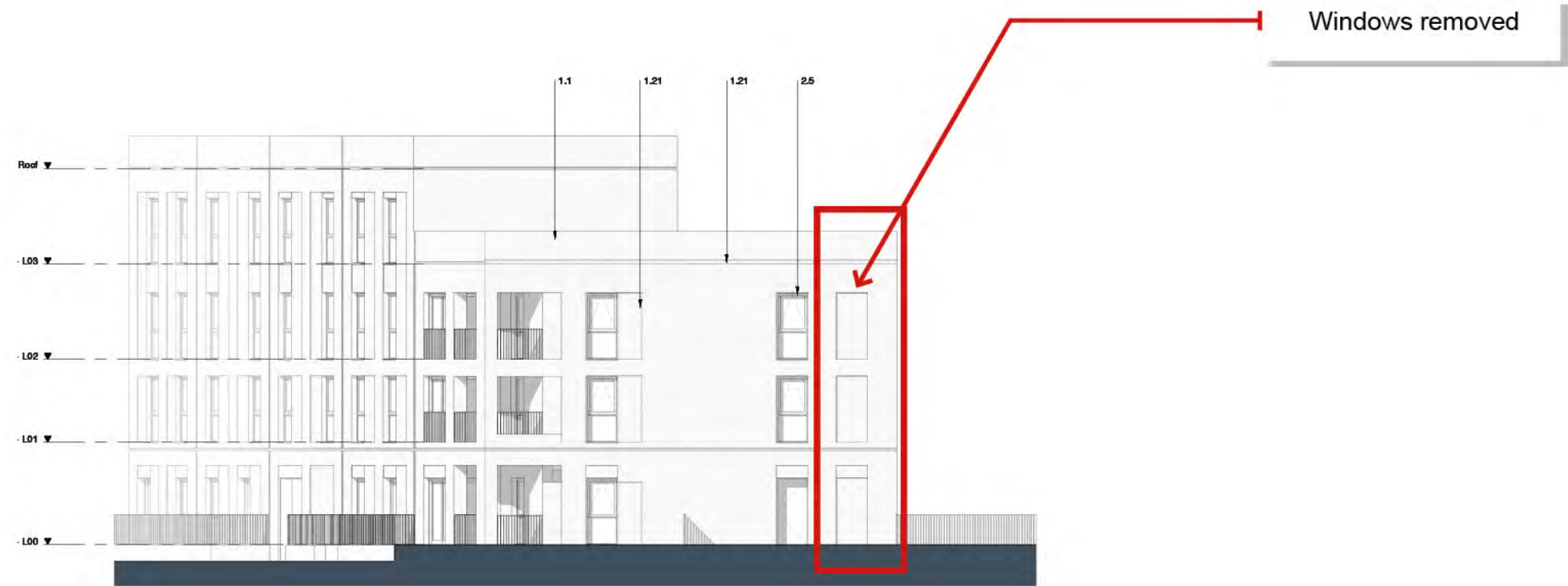
Rev C



Rev A



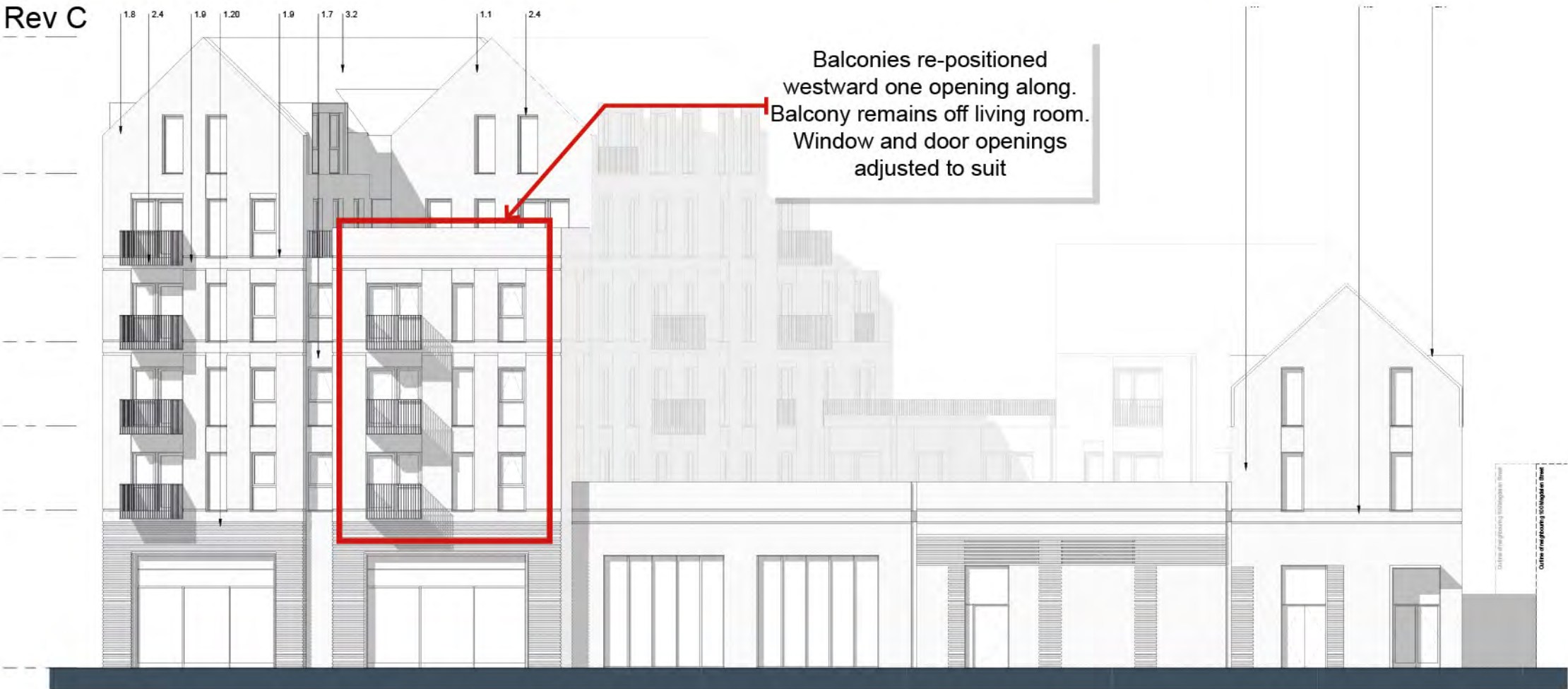
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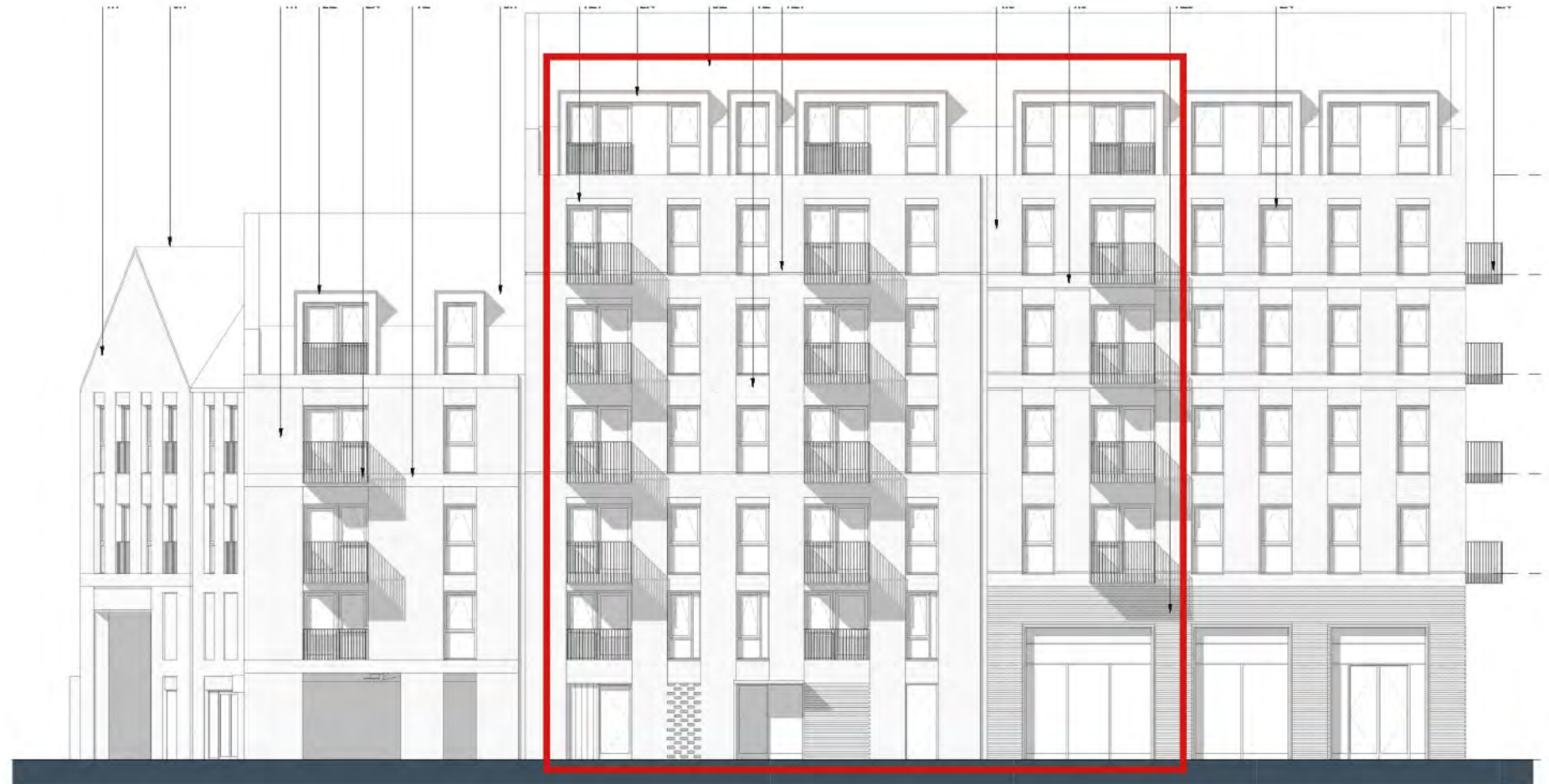
Rev A



Rev C



Rev A



Rev C



Daylight / Sunlight

Units reassessed following
amendments to internal layouts/
external changes are highlighted
in a revision cloud



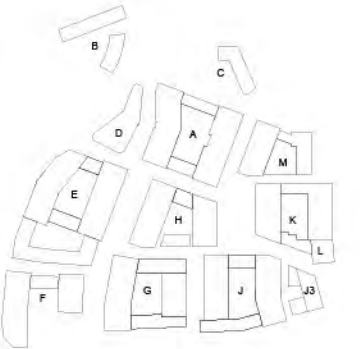
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DO-2	24.06.22	Rev A Consultant Design Freeze
DO-1	31.05.22	Issued For Planning
Revision	Date	Drawn By Description

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Client
Weston Homes
Project
**Anglia Square
Norwich**
Description
**GA Plan
Block A
Level 01**

Status
For Planning

Scale	Drawn By	Date
1:200@A1	BM	24.06.22
Job Number	Drawing Number	Revision
35301	ZA-01-DR-A-03-0101	DO-3

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Weston Homes
Project
Anglia Square
Norwich
Description
GA Plan
Block A
Level 02

Status
For Planning

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Client
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Project
**Anglia Square
Norwich**
Description
**GA Plan
Block A
Level 03**

Status
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Job Number	Drawing Number	Revision
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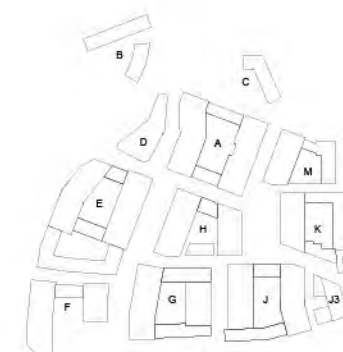
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Revision	Date	Drawn By	Description

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Client
Weston Homes

Project
Anglia Square
Norwich

Description
GA Plan
Block B
Level 00

Status
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Scale	Drawn By	Date
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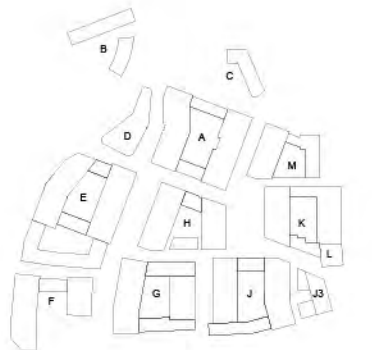
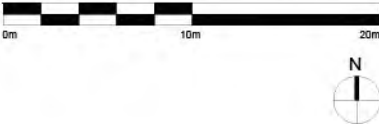
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DO-1	31.03.22	Issued For Planning
Revision	Date	Drawn By Description

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Client
Weston Homes

Project
**Anglia Square
Norwich**

Description
**GA Plan
Block B
Level 01**

Status For Planning		
Scale 1:200@A1	Drawn By BM	Date 24.06.22
Job Number 35301	Drawing Number ZB-01-DR-A-03-0101	Revision D0-3

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DD-1	31.08.22		Issued For Planning
Revision	Date	Drawn By	Description

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Client
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Project
Anglia Square

Norwich

GA Plan
Block C

Level 00

Status
For Planning

Scale	Drawn By	Date
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Job Number	Drawing Number	Revision
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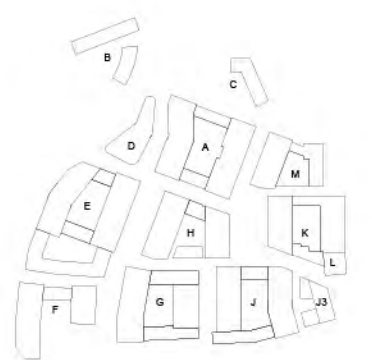
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0m 10m 20m

N



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D0-1	31.03.22	Issued For Planning
Revision	Date	Drawn By

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Client
Weston Homes

Project
Anglia Square
Norwich

Description
GA Plan
Block C
Level 01

Status For Planning		
Scale 1:200@A1	Drawn By BM	Date 07.09.22
Job Number 35301	Drawing Number ZC-01-DR-A-03-0101	Revision D0-3



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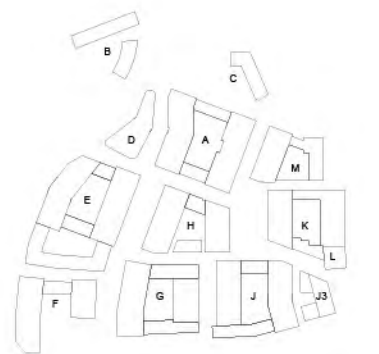
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0m 10m 20m

N



DO-3	07.09.22	Rev B Consultant Design Freeze
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DO-1	31.03.22	Issued For Planning
Revision	Date	Drawn By

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Client
Weston Homes

Project
Anglia Square
Norwich

Description
GA Plan
Block D
Level 01

Status
For Planning

Scale
1:200@A1

Drawn By
BM

Date
07.09.22

Job Number
35301

Drawing Number
ZD-01-DR-A-03-0101

Revision
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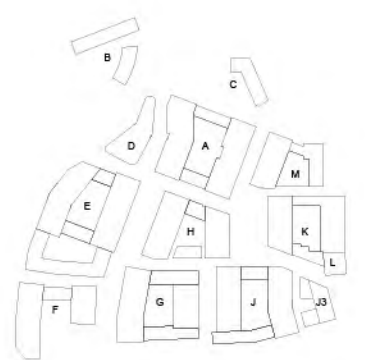
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0m10m20m

N



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Revision	Date	Drawn By

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Client
Weston Homes

Project
Anglia Square
Norwich

Description
GA Plan
Block D
Level 02

Status
For Planning

Scale
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Drawn By
BM

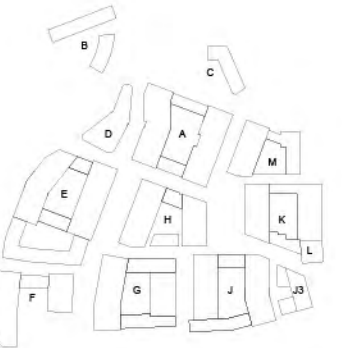
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Drawing Number
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D0-3

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Client
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Project
Anglia Square
Norwich

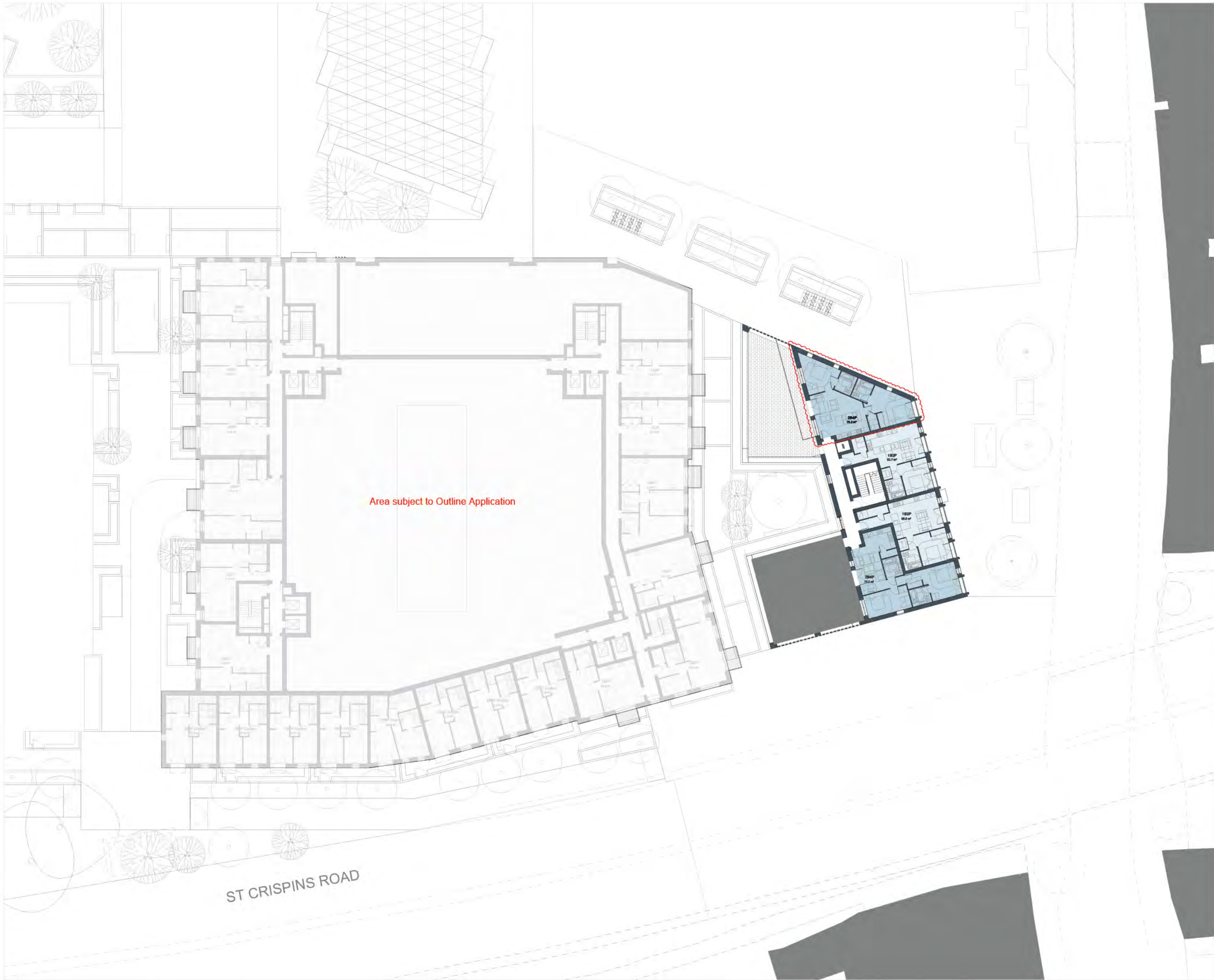
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GA Plan
Block D
Level 03

Status
For Planning

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1:200@A1	BM	07.09.22

Job Number	Drawing Number	Revision
35301	ZD-03-DR-A-03-0103	D0-3

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Area subject to Outline Application

SD-3	07.08.22	Rev B Consultant Design Freeze
SD-2	15.07.22	Issued For Planning
SD-1	31.03.22	Issued For Planning
Revision	Date	Drawn By Description

Weston
Homes



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Client
Weston Homes
Project
**Anglia Square
Norwich**
Description
**GA Plan
Block J3
Level 01**

Status For Planning		
Scale 1:200@A1	Drawn By BM	Date 31.03.22
Job Number 35301	Drawing Number ZJ-01-DR-A-03-0101	Revision S2-3

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Area subject to Outline Application

SD-3	07.08.22	Rev B Consultant Design Freeze
SD-2	15.07.22	Issued For Planning
SD-1	31.03.22	Issued For Planning
Revision	Date	Drawn By Description

Weston
Homes



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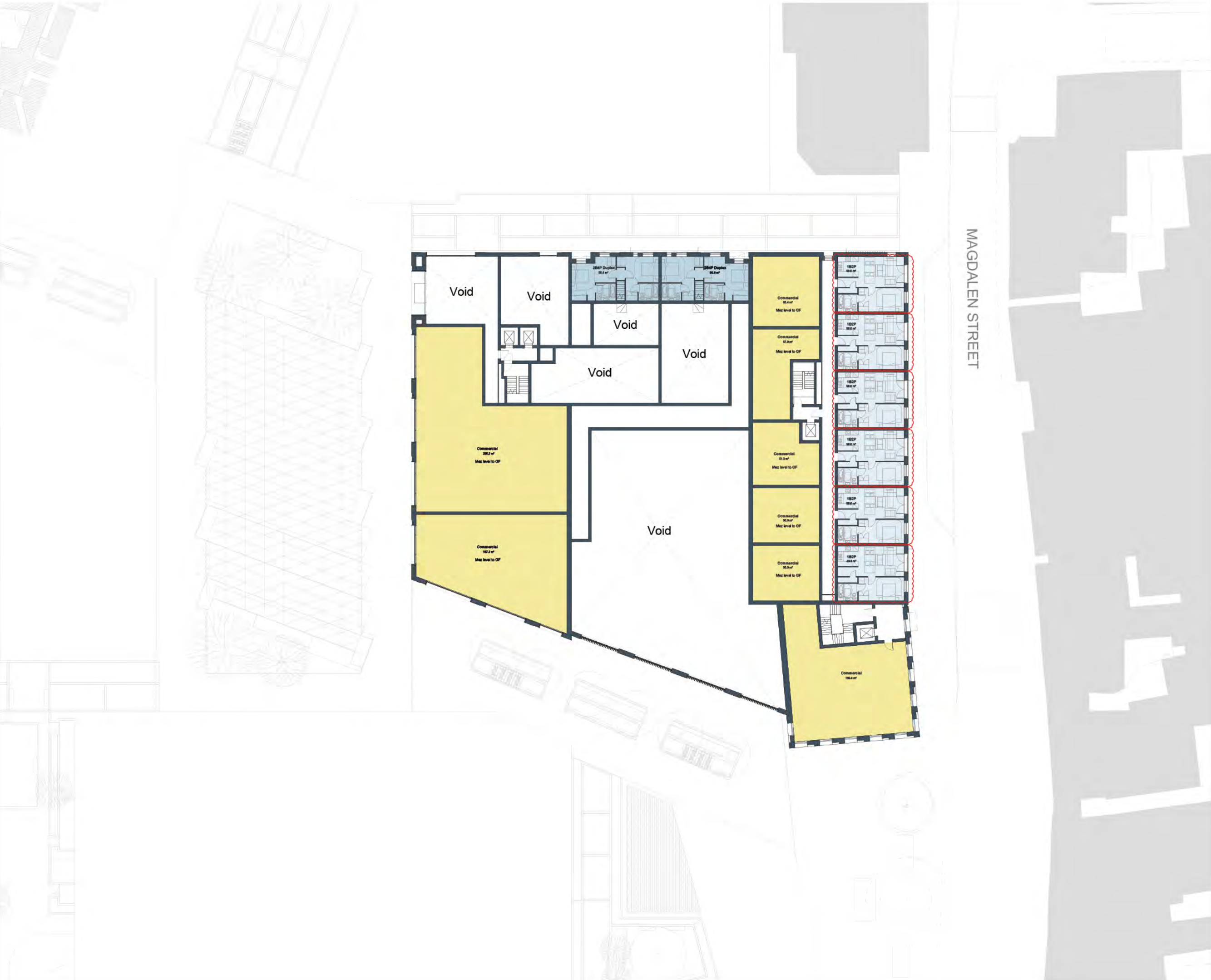
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Client
Weston Homes
Project
Anglia Square
Norwich
Description
GA Plan
Block J3
Level 02

Status
WORK-IN-PROGRESS

Scale	Drawn By	Date
1:200@A1	BM	08.12.21
Job Number	Drawing Number	Revision
35301	ZJ-02-DR-A-03-0102	S2-3

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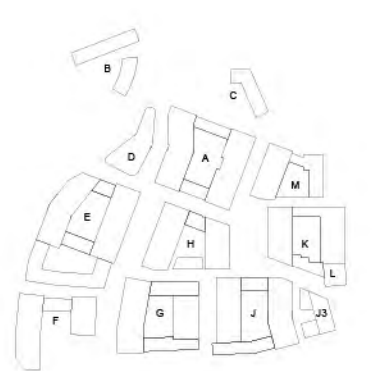
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0m 10m 20m

N



00-3	16.09.22	Issued For Planning
00-2	15.07.22	Issued For Planning
00-1	31.03.22	Issued For Planning
Revision	Date	Drawn By

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Client
Weston Homes

Project
**Anglia Square
Norwich**

Description
**GA Plan
Block K & L
Level 01**

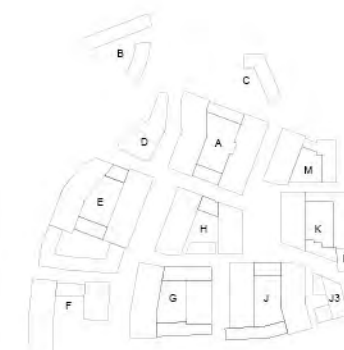
Status	For Planning
Scale	1:200@A1
Drawn By	BM
Date	16.09.22
Job Number	35301
Drawing Number	ZKL-01-DR-A-03-0101
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Revision	Date	Drawn By	Description



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Client
Weston Homes

Project
Anglia Square
Norwich

Description
GA Plan
Block K & L
Level 02

Status
For Planning

Scale	Drawn By	Date
1:200@A1	BM	31.03.22
Job Number	Drawing Number	Revision
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0m 10m 20m

N



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Revision	Date	Drawn By	Description

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Client
Weston Homes

Project
Anglia Square
Norwich

Description
GA Plan
Block K & L
Level 03

Status
For Planning

Scale	Drawn By	Date
1:200@A1	BM	31.03.22
Job Number	Drawing Number	Revision
35301	ZKL-03-DR-A-03-0103	D0-2

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EDWARD STREET

MAGDALEN STREET



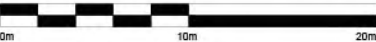
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Revision	Date	Drawn By Description



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Client
Weston Homes
Project
**Anglia Square
Norwich**
Description
**GA Plan
Block M
Level 01**

Status
For Planning
Scale
1:500@A1
Drawn By
BM
Date
07.09.22
Job Number
35301
Drawing Number
ZM-01-DR-A-03-0101
Revision
D0-3

EDWARD STREET

MAGDALEN STREET

Podium

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Client
Weston Homes
Project
Anglia Square
Norwich
Description
GA Plan
Block M
Level 02

Status	For Planning	Date	07.09.22
Scale	1:200@A1	Drawn By	BM
Job Number	35301	Drawing Number	ZM-02-DR-A-03-0102
		Revision	D0-3

EDWARD STREET

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DO-1	31.03.22	Issued For Planning
Revision	Date	Drawn By Description

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Client
Weston Homes
Project
Anglia Square
Norwich
Description
GA Plan
Block M
Level 03

Status For Planning		
Scale 1:200@A1	Drawn By BM	Date 07.09.22
Job Number 35301	Drawing Number ZM-03-DR-A-03-0103	Revision D0-3

Appendix C: Updated Hybrid Application Development Description

Anglia Square: Hybrid Application Development Description

“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 5,906sqm 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 2,094 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)."