

Anglia Square,
Norwich
Transport RevC Note

Weston
Homes





To: **Norwich City Council / Norfolk County Council**
From: **Iceni Projects (Transportation)**
Date: **January 2023**
Title: **Anglia Square, Norwich – Revision C Note**

a. Introduction

1. This note has been prepared by Iceni Projects on behalf of our client, Weston Homes Ltd (the Applicant) regarding their development proposals on the Anglia Square site in Norwich City Centre (the Site).
2. A hybrid application was submitted to Norwich City Council (NCC) on 1st April 2022 (Ref. No: 22/OO434/F). Following the submission, and completion of statutory consultation, the applicant completed a series of amendments to the proposals to address the comments received. In July 2022, Iceni Projects Ltd submitted a Transport Assessment Addendum (Revision A) to support the change in proposals..
3. Following on from the July 2022 Transport Assessment Addendum (RevA) submission, further amendments have been made to the proposed development as the scheme has evolved through consultation, which will be submitted as part of a Revision C submission. This note outlines the new proposals and how it compares to the previous Transport Assessment Addendum (RevA).
4. The updated site layout can be found in **Appendix A1**, and the updated schedule of changes is provided at **Appendix A2**

b. Updates to Highways Proposals

5. The changes to the application predominately relate to other aspects of the scheme, which do not impact on the transport proposals and the previous findings of the originally submitted Transport Assessment Addendum (Rev A).
6. **Table 1** below outlines the drawing numbers that formed part of the Transport Assessment Addendum (Rev A), the drawing numbers that will be submitted as part of the Revision C proposals, and a description of the changes that have been made when compared to the previous revisions.
7. All drawings referenced in **Table 1** can be found in **Appendix A3**.

Table 1 Updated Highway Proposals

Rev.A Drawing No.	Rev.C Drawing No.	Difference Between Proposals	Comments
21-T123_37B	21-T123_37E	<p>As part of the highway works, it was agreed that a new crossing arrangement was provided across New Botolph Street to cater for the expected increased cycle and pedestrian movements in this area. This would replace the existing three signal crossings in this area by providing one toucan crossing and a zebra crossing. An initial design was sent to Norwich City Council and Norfolk County Council for review.</p> <p>Comments from Norfolk County Council suggested that the previous alignment of the splitter island and lane widths of New Botolph Street on the approach to the toucan crossing could cause issues due to the change in lane widths over a short distance. It could also give rise in their opinion to potential collisions with the splitter island. Although the splitter island had been amended, it was felt by officers that the width of the island was too large and that pedestrians could be tempted to use this area.</p> <p>The new design illustrates a realignment of the southern kerb line so that the change in width to the approach of the toucan crossing is not as severe as previously designed. The splitter island width has been reduced from 2.2m to 1m at the request of officers, which deters pedestrians using the area to stand, as well as reducing the width that pedestrians will crossing New Botolph Street.</p> <p>The 2m cycleway has been tied into the new alignment and locations of the signal heads have been shown on the plan, which demonstrates that there is sufficient space for fire tender vehicle movements</p> <p>Further discussions with Norfolk/Norwich Council highlighted that there is importance to the existing route to Gildencroft Park using the two pelican crossings on Botolph Street joined by the large central island, particularly for more vulnerable users.</p> <p>Since vulnerable road users could take longer to cross Botolph Street, the large central island facilitates access to the park.</p> <p>It was recognised that the previous design cut access to the western pelican crossing via the large central island.</p> <p>Therefore, a new zebra crossing provision has been provided to the north of the central island at the point where Botolph Street and Pitt Street connect to St Augustines Street. This re-provides the east to west connection to the park for all users.</p> <p>The planters on the central island will be extended to cover the redundant footway and cycle channel.</p>	<p>These changes are all minor amendments and are not considered as a material change to the planning application.</p>
<p>None</p> <p>21-T123_41.1A</p> <p>21-T123_41.2A</p>	<p>21-T123_32G</p> <p>21-T123_45A</p> <p>21-T123_46A</p>	<p>In order to ensure that the development proposals allow for all vehicle movements. Further iterations to the previous tracking proposals have been produced. These drawings show car, refuse vehicle, and fire tender vehicle movements throughout the site.</p> <p>The tracking drawings show that the area provided for vehicle movements is sufficient and does not impact on the surrounding landscaping/building edge detailing.</p>	<p>These changes are all minor amendments and are not considered as a material change to the planning application.</p>

None	21-T123_42D	<p>Norfolk County Council has requested that all landscaping proposals surrounding the access arrangements are kept under a vertical height of 0.225m. This is to fully ensure that driver visibility is not obstructed when exiting from the access arrangements.</p> <p>It was also requested that any trees in front of the visibility splays should be relocated behind the splays as not to potentially obstruct driver visibility.</p> <p>Iceni Projects Ltd produced a report to outline why this restriction on vertical height is not considered standard practice and that the requirement should be increased to 0.6m. However, it was agreed that a vertical height of 0.225m would be accorded with at the request of Norfolk County Council.</p> <p>Therefore, an additional visibility splay drawing has been produced to show that no trees fall in front of the visibility splays and the landscaping strategy has been updated accordingly.</p>	These changes are all minor amendments and are not considered as a material change to the planning application.
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8. In summary, a number of minor amendments have been made to the development proposals regarding highways. However, these amendments are seen as non-material amendments as the primary function of the proposals does not differ from the previously submitted Transport Assessment Addendum (Rev A) proposals.

Updates To Internal Proposals

9. As well as the updates to the highway aspects of the development. There have also been transport/highways related updates internally to the site. As mentioned above, these changes predominately relate to the design of the buildings and therefore, the majority, do not impact on the previous findings of the originally submitted Transport Assessment.
10. **Table 2** below outlines the updates that have been incorporated as part of this Revision C design and supporting comments regarding the amendments.

Table 2 - Updated Internal Proposals

Revision C Proposals	Comments
Block A – Ground floor internal cycle storage and refuse store swapped position to allow refuse strategy to comply with NCC standards.	<p>This is deemed acceptable and accords with refuse worker carry distances. A drawing showing the new refuse vehicle movement can be found in Appendix A3.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p>
Block B – 2 x driveway parking spaces to houses relocated within courtyard, layout of front garden/driveway/path to 11no. houses amended with private bins and bike stores added.	<p>This is deemed acceptable and accords with refuse worker carry distances as well as cycle standards.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p>
Block B – Error on schedule Block B states 12 car parking spaces. there are 11 spaces in Block B.	<p>This is deemed acceptable as this conforms with the 0.40 spaces per dwellings requirement as per the comments received from NCC on the original Call in Scheme.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p>

Block C – Removal of external cycle store and plantroom, replaced by landscaping and incorporated into communal amenity space	<p>This is deemed acceptable.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p>
Block K/L – Addition of mezzanine to two x ground floor commercial units frontage Anglia Square. Creating 477 sqm additional non-residential floorspace within detailed element	<p>This is deemed acceptable and additional cycle parking provision has been calculated and provided. The change in floor area is inconsequential to the trips as detailed in the original Transport Assessment.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p>
Block M – internal alteration to refuse stores (bin layout change only) to ensure refuse strategy complies with NCC standards.	<p>This is deemed acceptable and accords with refuse worker carry distances.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p>

11. As mentioned in the above table. Block K/L now incorporates an additional mezzanine level, meaning that an additional 472 sqm of non-residential floor space is provided within the detailed element. Therefore, in order to accord with standards, additional cycle parking has been provided and an updated long stay/short stay cycle parking mix is shown in **Table 3** below.
12. 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.

Table 3 - Updated Commercial Cycle Parking Requirements

Block	Total Unit Area (sqm)	Long Stay (1 per 100sqm)	Short Stay (1 per 50sqm)
A	1100.9	13	25
D	697.1	7	14
J3	401.2	5	9
K/L	3070.3	31	61
M	586	7	13
Total	5,855.9	63	122

Note: numbers have been rounded to the nearest whole number.

Note: a use class of A1-A5 has been applied for all commercial units.

Note: area for Block A excludes the area for the public toilets and changing places facility

13. In summary, there have been a few amendments to the internal development proposals. However, these amendments are seen as non-material amendments as the primary function of the proposals does not differ from the previously submitted Transport Assessment Addendum (Rev A) proposals.

Mobility Hub

14. Since the originally submitted TA and further TA addendum, there have been ongoing discussions with Norwich City Council and Norfolk County Council to determine the proposals for the mobility hub. The proposals shown in the previous transport reports will be the subject to a planning condition on the hybrid application.
15. The latest agreed proposals which are similar to the works in the original TA can be found in **Appendix A3**.

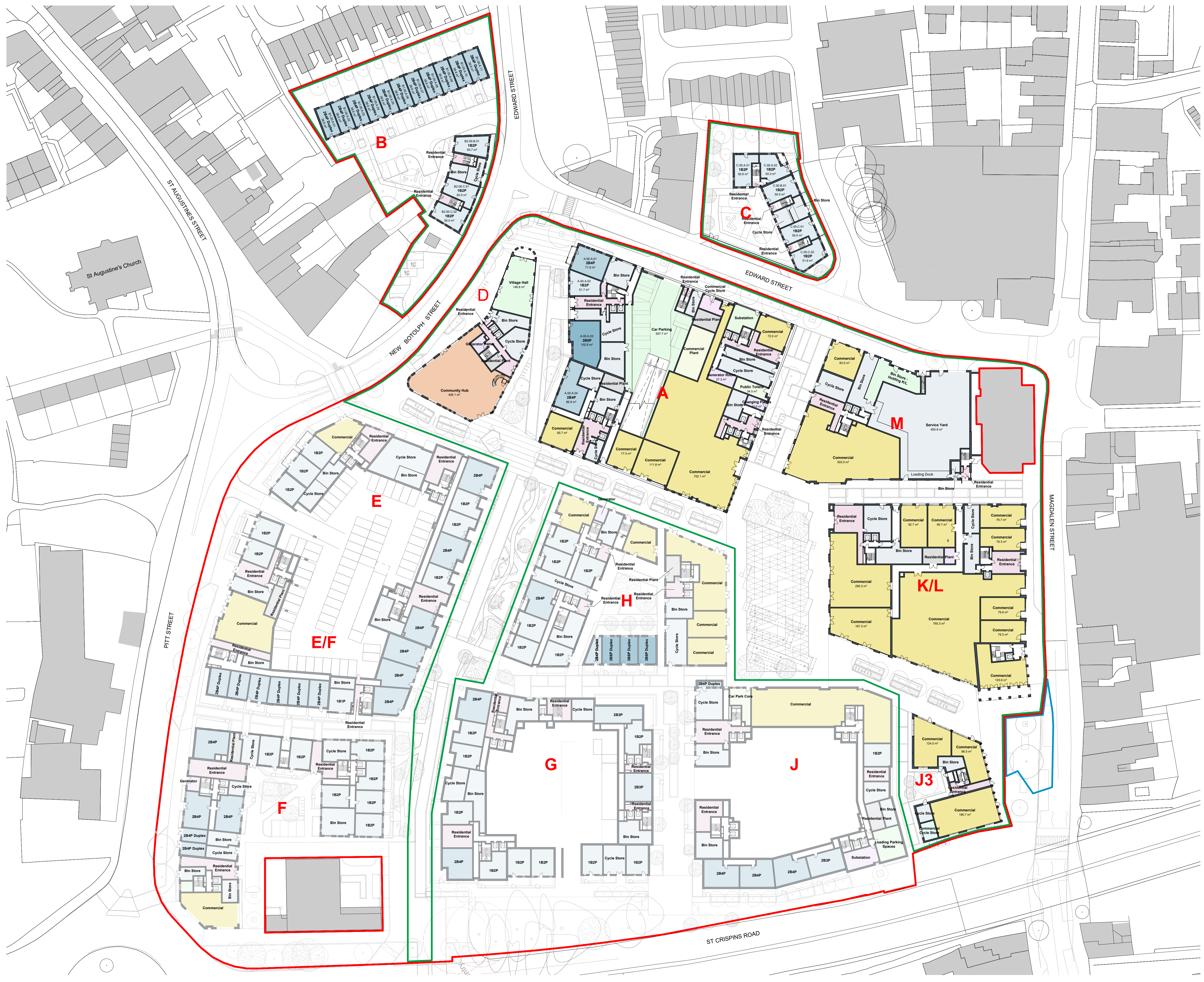
Phasing Strategy Document

16. The proposed phasing document for the development titled 'Phasing Strategy Revision C' shows the proposed phasing of the highway works. This document is submitted as part of the final pack to the amended Rev C application material alongside this note. The phasing of the highway works shows all works will take place within the revised timeframes where the expected completion date is Q3 of 2031

Summary

17. This note has been prepared by Iceni Projects on behalf of our client, Weston Homes Ltd (the Applicant) regarding their Revision C development proposals on the Anglia Square site in Norwich City Centre (the Site).
18. Overall, it can be seen from the above that there have been ongoing amendments to the development proposals. However, the amendments that have been made all accord with the required standards and are not considered as a material change to the original planning application. Fundamentally, the scheme is the same as the previously submitted proposals with regard to highways and transportation matters, and takes on board comments made by Norwich.

A1. REVISION C SITE LAYOUT



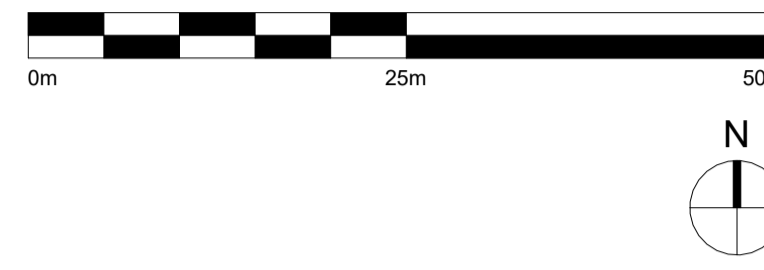
Contractors and consultants are not to scale dimensions from this drawing

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The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Drawings to be read in conjunction with the associated Design & Access Statement, associated consultant design documents & reports and landscape information

Landscape shown is for illustrative purposes only. For detailed landscape information, please refer to the landscape information & documents.



General Notes

All figures and areas are approximate only and subject to statutory constraints, detail design & design development
Structural Design: Subject to structural input & coordination
Services Design: Subject to services input & coordination
Fire Strategy: Subject to fire input & coordination

- Hybrid Application Boundary
 - Land Owned by CT
 - Detail Application Boundary
- Note: Indicative Outline Buildings: E, F, E/F, G, H & J shown faded

DD-4	20.01.23	Issued For Planning
DD-3	15.09.22	Issued For Planning
DD-2	15.07.22	Issued For Planning
DD-1	31.03.22	Issued For Planning
Revision	Date	Drawn By / Description

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Client
Weston Homes

Project
**Anglia Square
 Norwich**

Description
**Masterplan
 Level 00**

Status	For Planning	
Scale	1:500@A1	BM
Job Number	35301	ZZ-00-DR-A-01-0100
Drawn By	BM	ZZ-00-DR-A-01-0100
Date	20.01.23	
Revision	D0-4	

A2. REVISION C SCHEDULE OF CHANGES

NOTES:

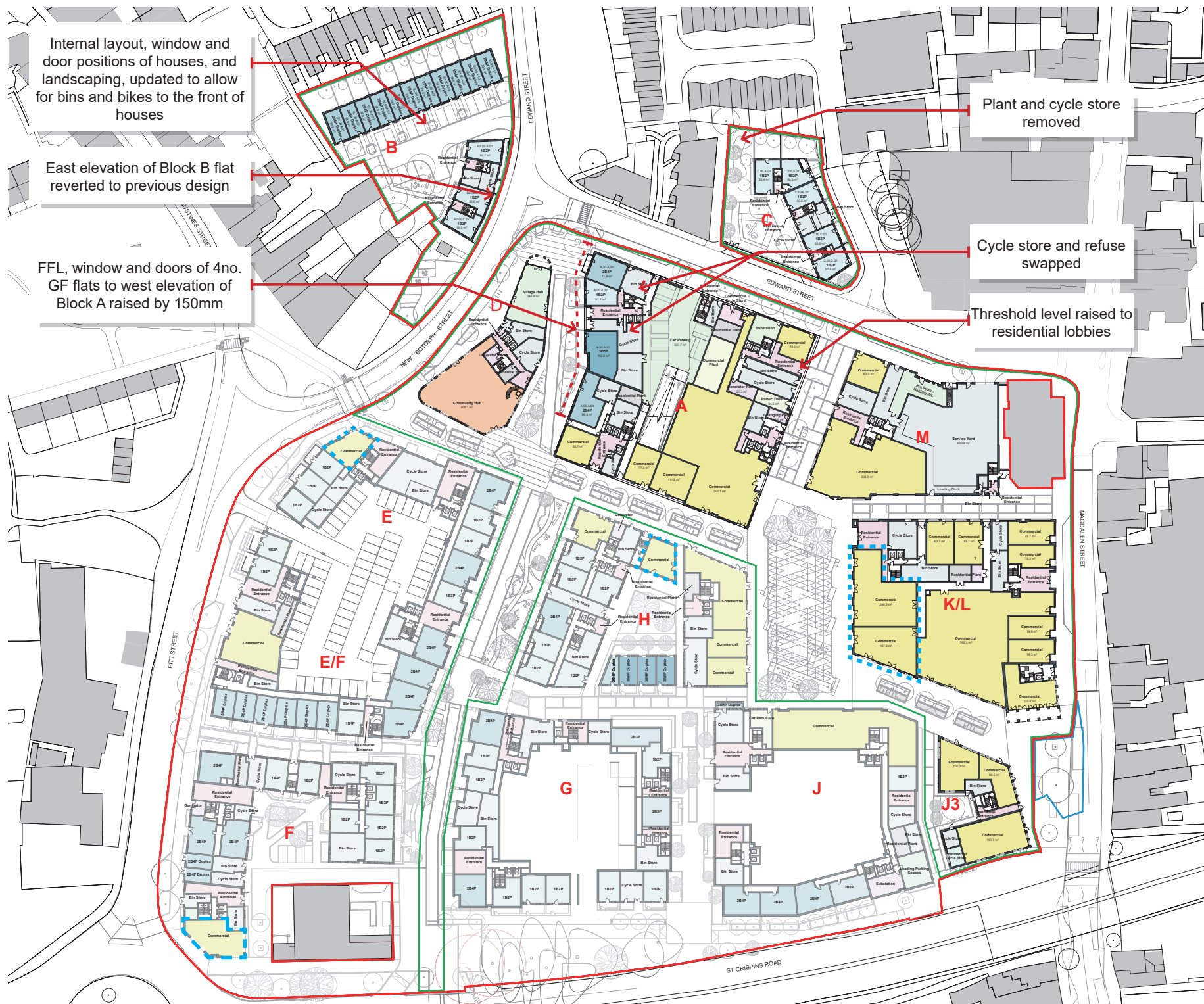
Block A

- 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



Internal layout, window and door positions of houses, and landscaping, updated to allow for bins and bikes to the front of houses

East elevation of Block B flat reverted to previous design

FFL, window and doors of 4no. GF flats to west elevation of Block A raised by 150mm

Plant and cycle store removed

Cycle store and refuse swapped

Threshold level raised to residential lobbies



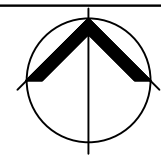
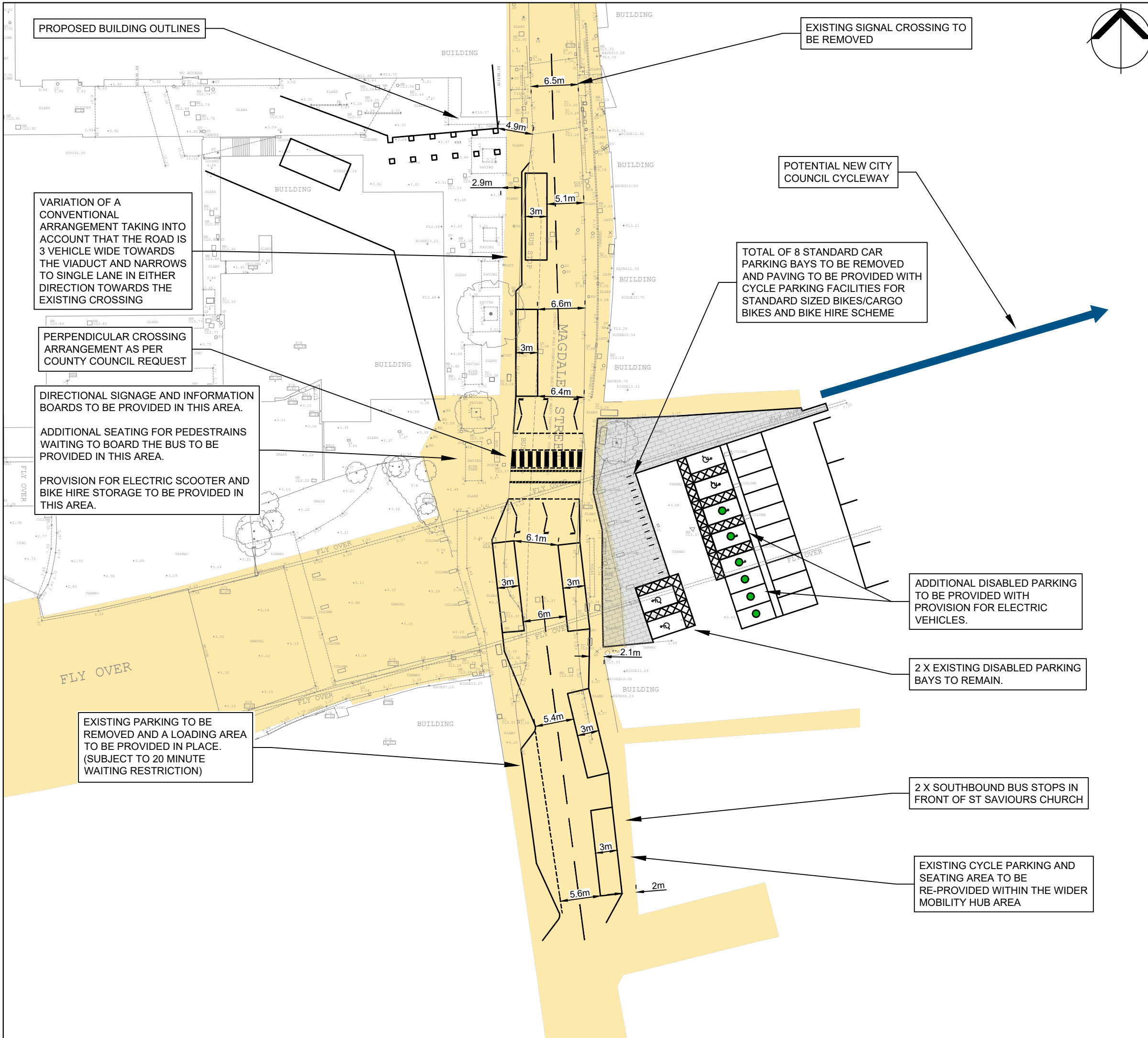
- Block K/L mezzanine: 477.6 sqm
- Block E: 77.7 sqm
- Block H: 79.1 sqm
- Block F mezzanine: 153.2 sqm
- **Total additional area: 787.6 sqm**
- Total long stay commercial cycles allowed for in detailed blocks to accommodate increase: 58

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-ZZ-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-ZZ-00-DR-A-01-0100 - 35301-ZZ-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 JI (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-ZZ-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

A3. REVISION C HIGHWAYS PROPOSALS



NOTES:

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KEY:

- PROPOSED ELECTRIC VEHICLE BAYS
- PROPOSED PEDESTRIAN PAVING AREA
- TRANSCRIBED HIGHWAY BOUNDARY (INFORMATION PROVIDED FROM NORFOLK COUNTY COUNCIL AND HAS BEEN TRANSCRIBED ONTO AN OS BASE. ICENI PROJECTS ACCEPTS NO LIABILITY AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THE DRAWING. ALL HIGHWAY BOUNDARY INFORMATION SHOULD BE CHECKED BY A LICENSED CONVEYANCER)

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
F	11.08.2022	AMENDMENTS AS PER COUNTY COUNCIL REQUEST	AP	CB	CB
E	28.06.2022	AMENDMENTS AS PER COUNTY COUNCIL REQUEST	AP	RJ	CB
D	16.03.2022	TOPO UNDERLAY ADDED AND OS BASE REMOVED	AP	RJ	CB
C	23.02.2022	MINOR AMENDMENTS AS PER CITY/COUNTY COUNCIL REQUEST	AP	RJ	CB
B	31.01.2022	MINOR AMENDMENTS AS PER CITY/COUNTY COUNCIL REQUEST	AP	RJ	CB
A	31.01.2022	MINOR AMENDMENTS AS PER CITY/COUNTY COUNCIL REQUEST	AP	RJ	CB

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CLIENT: WESTON HOMES

PROJECT: ANGLIA SQUARE

TITLE: PROPOSED MOBILITY HUB - OPTION 2

(OVERALL COMMENTS)

DRAWN BY: AP	CHECKED BY: RJ	APPROVED BY: CB
	DATE: 26.01.2022	DATE: 26.01.2022

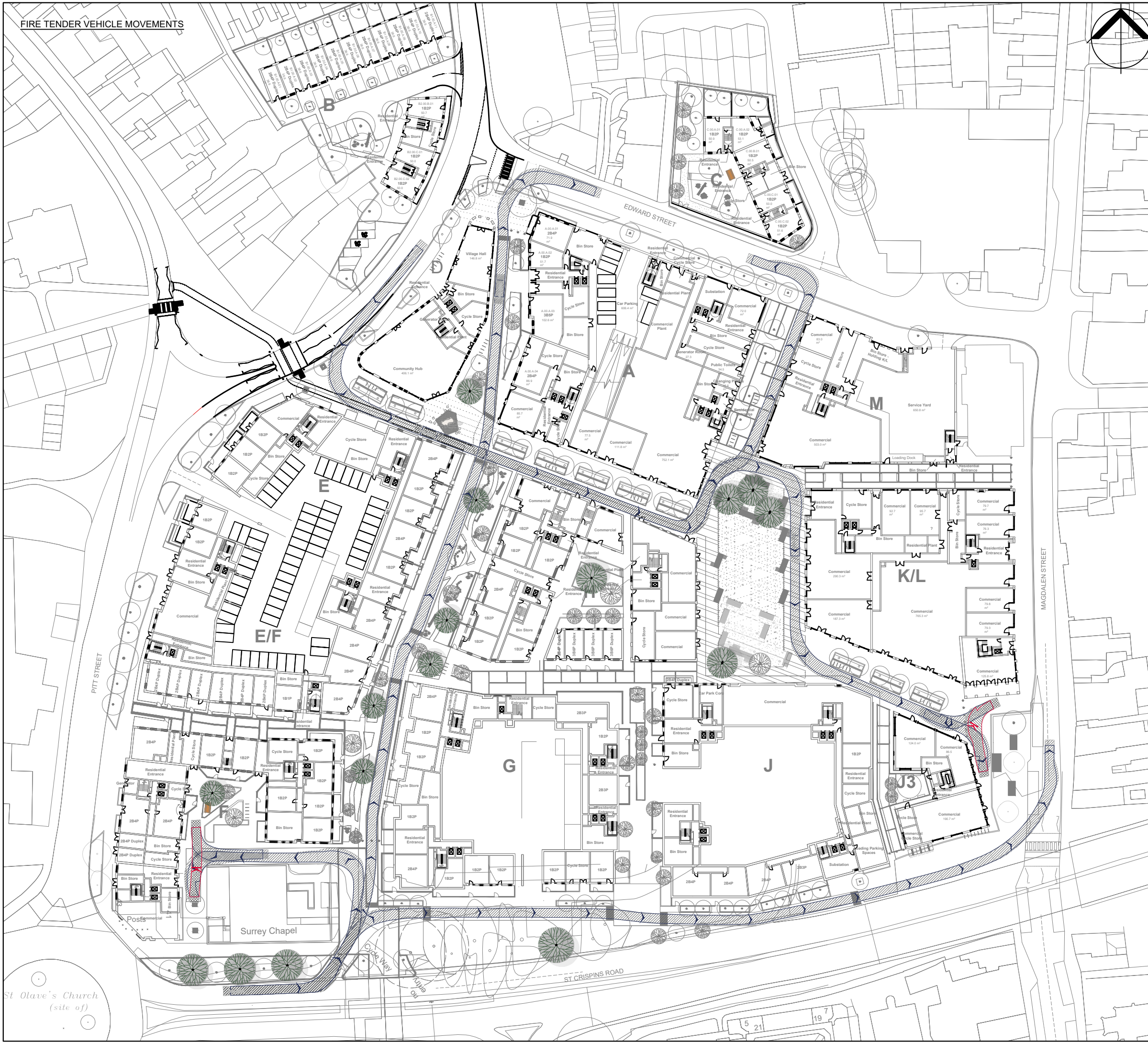
SCALE @ A3: 1 : 500

DATE: 26.01.2022

PROJECT NO.: 21-T123	DRAWING NO.: 21	REV.: F
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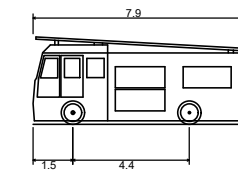
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FIRE TENDER VEHICLE MOVEMENTS



- NOTES:**
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VEHICLE PROFILE:



Pumping Appliance	7.900m
Overall Length	2.500m
Overall Width	3.300m
Overall Body Height	0.140m
Min Body Ground Clearance	2.500m
Track Width	4.00s
Lock to lock time	7.750m
Kerb to Kerb Turning Radius	

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
G	10.01.2023	REVISED LAYOUT	AP	CB	CB
F	20.12.2022	REVISED LAYOUT	AP	CB	CB
E	11.08.2022	AMENDED TOUCAN CROSSING ARRANGEMENT	AP	CB	CB
D	14.07.2022	REVISED LAYOUT	AP	RJ	CB
C	12.07.2022	MINOR AMENDMENTS	AP	RJ	CB
B	10.06.2022	REVISED TRACKING	AP	CB	CB
A	29.03.2022	REVISED LAYOUT	AP	RJ	CB

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PROJECT _____

ANGLIA SQUARE

TITLE _____

SITE LAYOUT REVIEW - LANDSCAPING

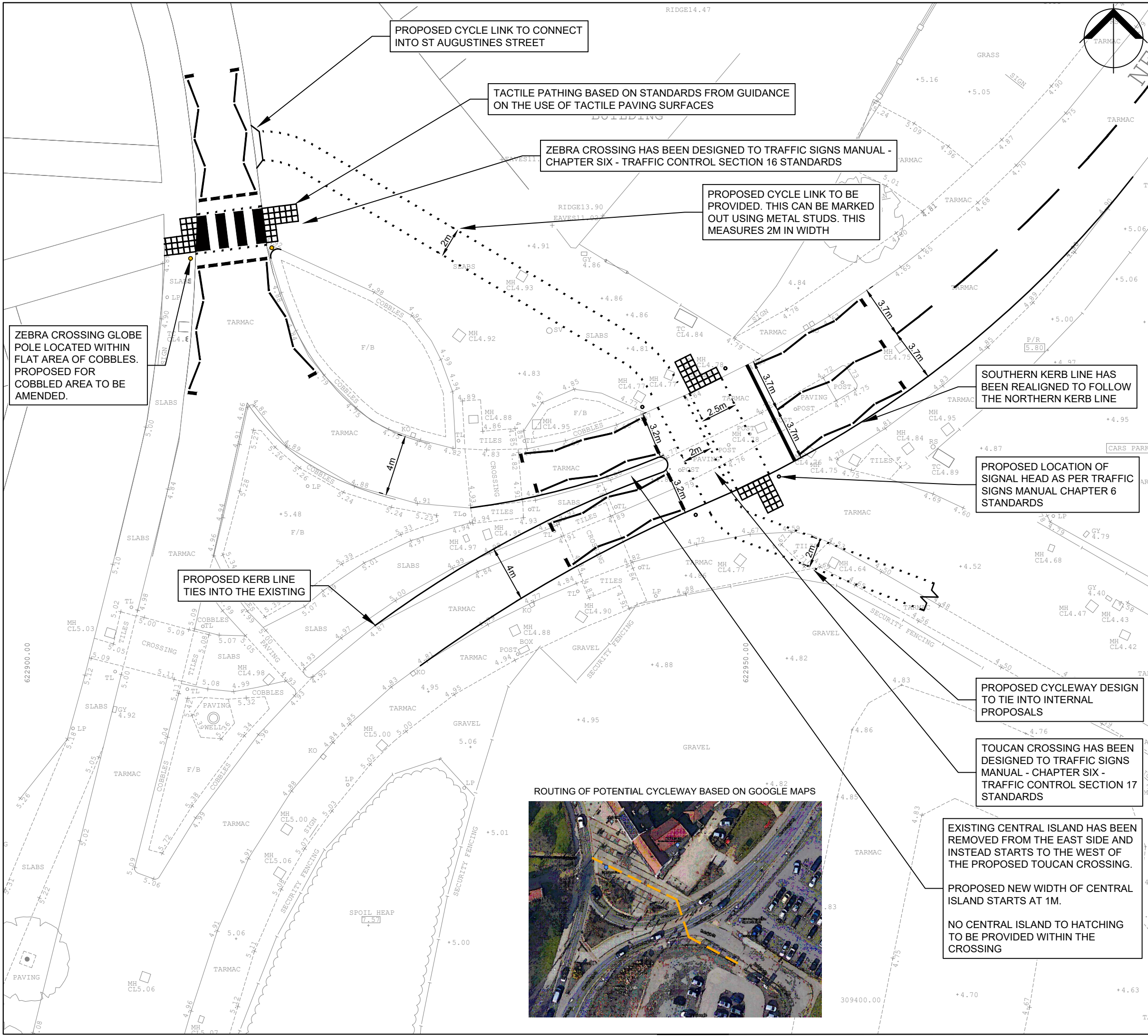
(FIRE TENDER)

DRAWN BY AP	CHECKED BY RJ	APPROVED BY CB
	14.03.2022	14.03.2022

SCALE @ A3 1:1,000	DATE 14.03.2022
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PROJECT NO. 21-T123	DRAWING NO. 32	REV. G
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REV	DATE	AMENDMENTS	DRAWN	CHK	APP
E	19.12.2022	ZEBRA CROSSING AND UPDATED CYCLE PATH DESIGN	AP	CB	CB
D	23.08.2022	MINOR AMENDMENTS TO DESIGN AS PER COUNCIL COMMENTS	AP	CB	CB
C	11.08.2022	MINOR AMENDMENTS TO DESIGN AS PER COUNCIL COMMENTS	AP	CB	CB
B	12.07.2022	MINOR AMENDMENTS TO DESIGN	AP	RJ	CB
A	27.06.2022	MINOR AMENDMENTS AS PER COUNTY COMMENTS	AP	RJ	CB

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CLIENT
 WESTON HOMES PLC

PROJECT
 ANGLIA SQUARE

TITLE
 NEW BOTOLPH STREET TOUCAN CROSSING

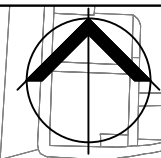
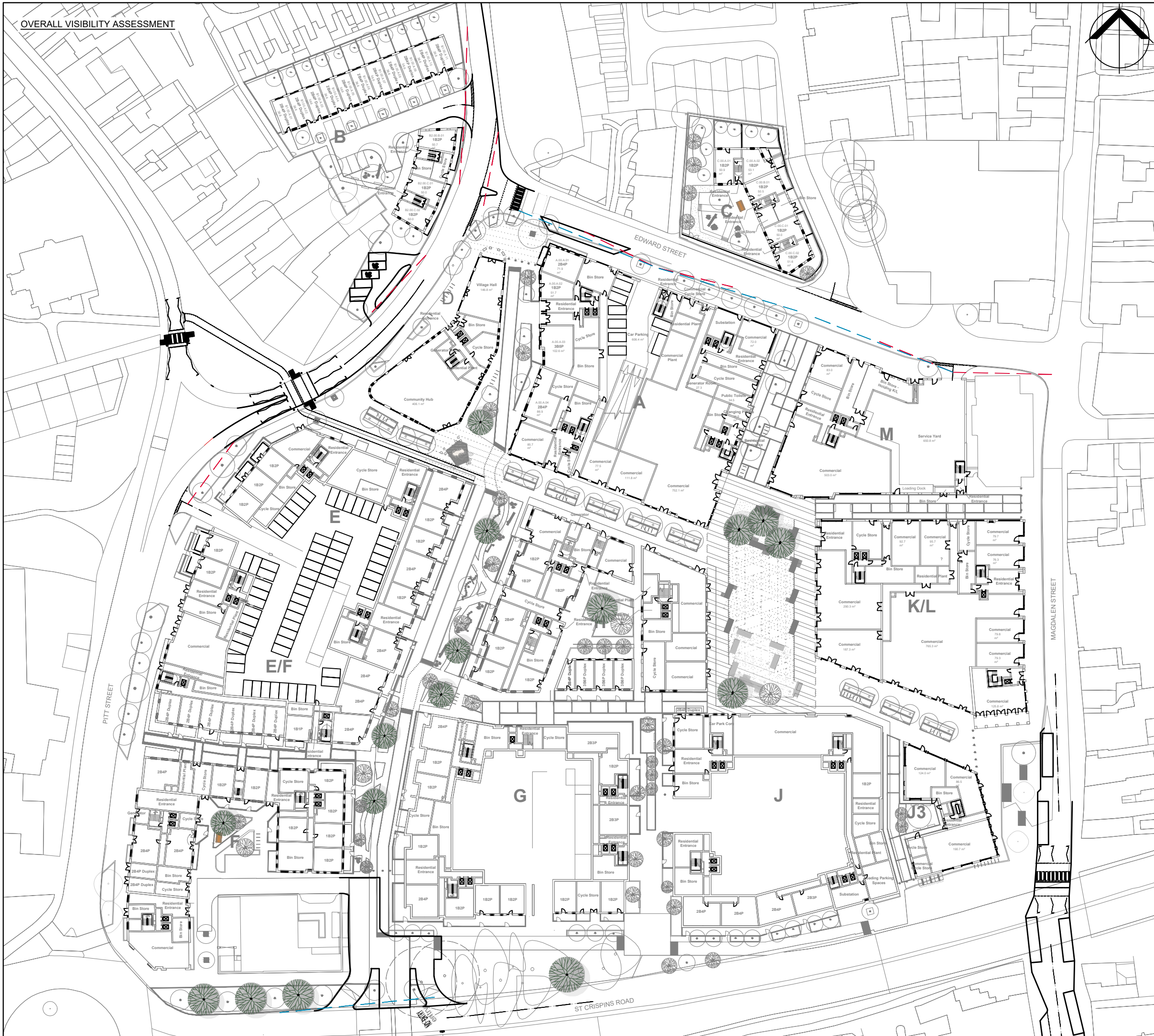
DRAWN BY AP	CHECKED BY RJ	APPROVED BY CB
	24.06.2022	24.06.2022

SCALE @ A3 1 : 250	DATE 24.06.2022
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PROJECT NO. 21-T123	DRAWING NO. 37	REV. E
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OVERALL VISIBILITY ASSESSMENT



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KEY:
 2.4M X 22M JUNCTION VISIBILITY SPLAY (BASED ON 20MPH AS PER MfS STANDARDS)
 2.4M X 31M JUNCTION VISIBILITY SPLAY (BASED ON 25MPH AS PER MfS STANDARDS)
 2.4M X 41M JUNCTION VISIBILITY SPLAY (BASED ON 30MPH AS PER MfS STANDARDS)

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
D	26.01.2023	MINOR AMENDMENTS	AP	CB	CB
C	10.01.2023	REVISED LAYOUT	AP	CB	CB
B	20.10.2022	MINOR AMENDMENTS	AP	CB	CB
A	19.10.2022	MINOR AMENDMENTS	AP	CB	CB

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 PROJECT _____
 ANGLIA SQUARE
 TITLE _____
 OVERALL VISIBILITY ASSESSMENT

DRAWN BY AP	CHECKED BY CB	APPROVED BY CB
	17.10.2022	17.10.2022

SCALE @ A3 1:1,000	DATE 17.10.2022
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PROJECT NO. 21-T123	DRAWING NO. 42	REV. D
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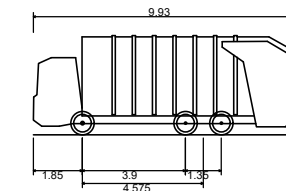
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REFUSE VEHICLE MOVEMENTS

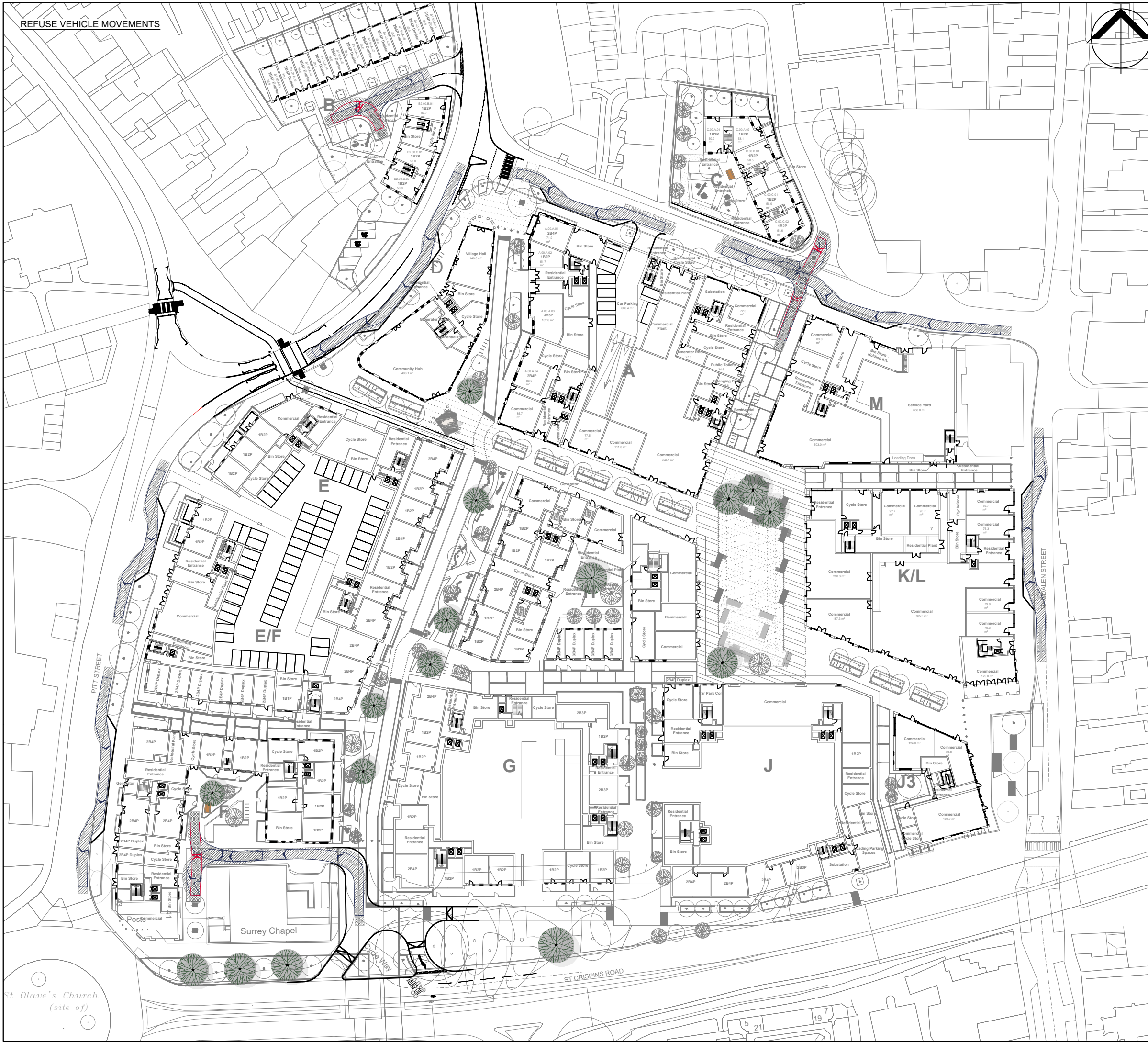


- NOTES:
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VEHICLE PROFILE:



Vulture 2225 (with Mercedes Econic 2628LL 6x4 chassis)
 Overall Length 9.930m
 Overall Width 2.490m
 Overall Body Height 3.749m
 Min Body Ground Clearance 0.302m
 Track Width 2.490m
 Lock to lock time 4.00s
 Wall to Wall Turning Radius 9.250m



REV	DATE	AMENDMENTS	DRAWN	CHK	APP
A	10.01.2023	REVISED LAYOUT	AP	CB	CB

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TITLE

SITE LAYOUT REVIEW
 (REFUSE VEHICLE)

DRAWN BY AP	CHECKED BY CB	APPROVED BY CB
	21.12.2022	21.12.2022

SCALE @ A3 1:1,000	DATE 21.12.2022
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PROJECT NO. 21-T123	DRAWING NO. 45	REV. A
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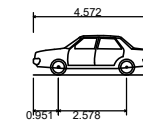
SKODA ENTERING PROPOSED PARKING BAYS

SKODA EXITING PROPOSED PARKING BAYS



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VEHICLE PROFILE:



Skoda Octavia
 Overall Length 4.572m
 Overall Width 1.769m
 Overall Body Height 1.488m
 Min Body Ground Clearance 0.249m
 Max Track Width 1.713m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.100m

A	10.01.2023	REVISED LAYOUT	AP	CB	CB
REV	DATE	AMENDMENTS	DRAWN	CHK	APP

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PROJECT

ANGLIA SQUARE

TITLE

SITE LAYOUT REVIEW
 (SKODA)

DRAWN BY	CHECKED BY	APPROVED BY
AP	CB	CB
	21.12.2022	21.12.2022

SCALE @ A3	DATE
1:1,000	21.12.2022

PROJECT NO.	DRAWING NO.	REV.
21-T123	46	A

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