



LAND AT DEAL GROUND AND MAY GURNEY

Environmental Statement Addendum – Chapter 16: Cumulative

Serruys Property Company Limited

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16 CUMULATIVE IMPACTS

16.1 INTRODUCTION

As contained in Section 3.4 of Chapter 3 – Methodology and Limitations, the following developments have been taken into account in the technical assessment for the ESA:

Table 16.1 – Committed Development

App Number:	2019/2318	
App Type:	Full	
Location :	Phase 2, Land off White Horse Lane, Trowse	
Proposal :	Erection of 83 no. dwellings, vehicular access, landscaping, open space and associated infrastructure	
Decision	Approved	

App Number:	2022/2148	
App Type:	Outline	
Location :	Land north of Caistor Lane Caistor St Edmund	
Proposal :	Hybrid Application: Part 1. Detailed proposals for a 25.5 hectare country park together with associated infrastructure. Part 2. Outline proposals with all matters reserved, except for access, for a residential development of up to 180no. dwellings, serviced site for a new 420 place primary school, serviced site for a new community building, Step 7 FA Standard football pitch and a package of improvements to Caistor Lane.	
Decision	Pending consideration	

Application Ref	Description	Distance to Site
22/00434/F Anglia Square (Yet to be determined)	Hybrid (Part Full/Part Outline) application for the comprehensive redevelopment of Anglia Square, and car parks fronting Pitt Street and Edward Street for: up to 1,100 dwellings and up to 8,000sqm (NIA) flexible retail, commercial and other non-residential floorspace including Community Hub, 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), car club spaces and associated works to the highway and public realm areas. Due to the size of this application, all plans and documents can be viewed online at www.norwich.gov.uk/angliasquare .	Approx 2km to north west of the site.
17/01647/VC Land north of Carrow Quay (Phase 4 along the riverside remains to be constructed)	Variation of Condition 1 of previous permission 13/01270/RM to allow revised plans. [Reserved Matters with full details of external appearance, landscape, layout and scale of development, to provide 250 No. residential flats (Class C3), 113sqm offices (Class B1a), 279sqm groundsman's facilities (Class B8), and 401sqm of flexible office space (Class B1a) and community uses (Class D1/D2) with 126 No. parking spaces, associated highways works and provision of a Riverside Walk, consequent to previous outline planning permission	Adjacent site to the north of the River Wensum
	11/02104/O 'Outline application with full details of access for residential-led development of between 200 and 250 No. residential flats (Class C3) and 140 No. car parking spaces with commercial office space (Class B1a), groundsman's facilities (Class B8), community uses (Class D1/D2) and associated works including Riverside Walk and access road'. The proposals include details for approval of Conditions 1(a), 1(b), 2(b), 3, 4(a), 4(b), 4(c), 5, 6, 7, 8(a), 8(b), 12, 20, 22(a), 22(b), 22(c), 22(e), 25, 26, and 30(a) of outline planning permission 11/02104/O applicable to the form of development as proposed in these Reserved Matters.]	
22/00540/EIA2 Carrow Works, King Street	EIA Scoping Opinion Request for mixed use re-development at Carrow Works, Norwich.	Adjacent site to north west of railway line

In addition, the proposals on the adjacent Carrow Works site, which whilst are not submitted/approved, but are reasonably foreseeable have been considered (NCC reference: 22/00540/EIA2).

16.2 CUMULATIVE IMPACTS

Table 16.2 summarises the extent of the residual impacts (taking account of mitigation, where necessary) for each technical discipline. The full tables and assessments taking account of the committed development are contained within the applicable chapter.

Table 16.2 – Technical Discipline and Extent of Residual Impact

Technical Discipline (chapter number)	Extent of Residual Impact
Landscape and visual impact (8)	Negligible to moderate adverse
Ecology (9)	Non-significant to significant beneficial
Transport (10)	No change to moderate adverse
Air quality (11)	Non-significant
Hydrology, hydrogeology, flood risk and surface water drainage (12)	Negligible
Socio-economic and health (13)	Negligible to moderate beneficial
Built heritage (14)	Negligible to minor adverse
Climate change (15)	Negligible to minor adverse

16.3 CONCLUSIONS

Taking into account the developments at the request of the LPA and appropriate mitigation measures, the development will not result in significant adverse impacts.