



**Application submitted by:**

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**On behalf of:**

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TOWN AND COUNTRY PLANNING ACT 1990

**FULL AND OUTLINE PLANNING PERMISSION**

**Application Number:** 22/00434/F

**Valid date of application:** 19 April 2022

**Decision date:** 18 July 2023

**Location:** Anglia Square Including Land And Buildings To The North And West Anglia Square Norwich

**Proposal:** 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).

## **Conditions and Reasons**

### **Detailed Only – Block A, B, C, D, J3, K/L and M (Including Highway Works)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

As required to be imposed by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the plans, drawings, documents and details as specified in the attached schedule.

Reason:

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

3. Before their first use or application in the construction of the buildings hereby permitted the following details (including manufacturer, product, colour finish, and samples where necessary) shall be submitted to and agreed in writing by the local planning authority:
  - (a) brick (including sample panels for all proposed bricks with different samples of mortars colour and pointing profiles)
  - (b) textured brick panels (including sample panels for all proposed bricks with different samples of mortars colour and pointing profile)
  - (c) details and samples of external materials (e.g. tiles/render, standing seam metal cladding, flat roof covering)
  - (d) doors (including depth of reveals, details of heads sills, lintels, and glazing at scale 1:5)
  - (e) windows (elevation scale 1:20, section scale 1:20, window head and sill detail at scale 1:5)
  - (f) rainwater goods and hidden rainwater goods including material and colour
  - (g) large scale details of proposed eaves and verges at a scale not less than 1:20
  - (h) balconies (including material samples for all balcony types), balustrades, soffits and associated fixings
  - (i) perforated metal and metal louvres
  - (j) details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air
  - (k) shopfront components and assembly through the submission and approval of a Shop Design Guide
  - (l) street signs and lettering (details, materials, and elevations at scale 1:20).

The development shall be carried out in accordance with the detail as approved.

Reason:

To enable the local planning authority to control the colour, tone, texture and appearance of the materials used, to ensure the satisfactory appearance of the development, in accordance with section 12 of the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, and policy DM3 of the Development Management Policies Local Plan 2014.

4. With the exception of any site clearance works, works of demolition, archaeological work, tree protection works, ground remediation and ground investigations, no development within a phase shall take place in pursuance of this permission until a detailed

landscaping scheme has been submitted to and agreed in writing by the local planning authority.

The landscaping scheme shall include all external areas, public realm areas (including within the adopted highway), all external amenity areas and green roofs forming part of a block (and for the avoidance of doubt the scheme shall not include areas within the outline area of the application as landscaping is a reserved matter). The scheme shall include the following details:

Notwithstanding the submitted hard landscape details:

- (a) details of paved areas including materials (manufacturer (where relevant), product type and colour or sample); plans/ detailed cross-sections showing build up, levels, finishes and paving design layout patterns; and construction specifications of National Building Specification (NBS) or equivalent standard
- (b) proposed and existing functional services above and below ground (e.g. power and communication cables, pipelines, indicating manholes, supports etc.)
- (c) details of all new boundary treatments at the site, including plans and cross-sections showing the material and colour finish of any walls, fences, balustrades or railings, their foundations, bond / pattern (where relevant) and construction specifications of National Building Specification (NBS) or equivalent standard
- (d) details of new external lighting (freestanding and wall mounted) including positioning and product specification
- (e) details of any minor artefacts and structures (e.g. planters, external cycle parking, bollards, seating, litter bins, signage, tree grilles) including plans, cross-sections and product specifications showing the material and colour finish, how they are installed within hard / soft landscaped areas
- (f) details of deck structure, planting substrate depths and structures, drainage and irrigation measures for green roof systems, roof terraces and podium gardens
- (g) details of St Georges Street Pedalway including materials (manufacturer (where relevant), product type and colour or sample); plans and detailed cross-sections to show build up, levels, widths, kerb edging, and surfacing details and construction specifications of National Building Specification (NBS) or equivalent standard
- (h) public art plan - shall include detailed designs for a unique site-specific integrated scheme of Public Art (including timescales and triggers) to be implemented within the development site

SUDS features:

- (i) detailed designs, cross-sections and specifications for the bio-retention tree pits/planters and swales

Play provision:

- (j) detailed play trail scheme - based on the Public Play Strategy set out in the Landscape Strategy. The scheme shall enable a genuine choice and variety of play experience for different ages and include plans, cross-sections and

specifications of proposed play equipment showing its material and finish, and how it is installed within hard / soft landscaped areas

Notwithstanding the submitted soft landscape details:

- (k) planting plans showing the location, species and numbers of proposed new trees, and the locations of areas of shrub and other planting on the site
- (l) planting schedules, noting species, biodiversity benefits, planting sizes (at time of planting) and proposed numbers and densities where appropriate
- (m) the landscaping proposals including SUDs features shall be arranged to ensure that hazardous species of birds are not attracted to the site, as this may create an unacceptable increase in the bird strike risk to aircraft (Informative 3)
- (n) written specifications (including cultivation and other operations associated with bioretention features, tree, plant, grass and green roof establishment)

Implementation and management details:

Ecological Enhancements

- (o) detailed ecological enhancement scheme based on the recommendations set out in chapter 7 of the Ecological Assessment (March 2022). The scheme shall include bat and bird box provision and include details of number, location and specification

Implementation and management

- (p) an implementation programme clearly indicating a timescale for the completion of all landscaping and ecological enhancements
- (q) a landscape management plan, including management responsibilities and a schedule of maintenance operations, for all landscaped areas including green roofs following implementation.

The development shall be carried out in full accordance with the agreed details and implementation programme and the communal residential landscaped areas of the site shall be made available for the enjoyment of residents of the development hereby permitted. Management of the landscaping shall commence immediately after planting in accordance with the agreed details. All hard and soft landscaping works shall thereafter be retained as such.

If within a period of FIVE years from the date of planting, any tree or plant (or any tree or plant planted in replacement for it) is removed, uprooted or is destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place no later than the end of the first available planting season (October-March inclusive), unless the local planning authority first gives its written consent to any variation.

Reason:

In the interests of the ensuring the satisfactory appearance of the development, to enhance biodiversity, to provide a high standard of amenity for future residents, to ensure the satisfactory design of sustainable drainage features and the provision of on-site green infrastructure, in accordance with sections 12 and 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, policies DM2, DM3, DM5 and DM6 of the Development Management Policies Local Plan 2014 and the Norfolk Green Infrastructure and Recreational Avoidance and Mitigation Scheme (2022). Furthermore, to avoid endangering the safe movement of aircraft and the operation of Norwich Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

5. With the exception of any site clearance works, works of demolition, archaeological work, tree protection works, ground remediation and ground investigations, no development within phase 2 shall take place in pursuance of this permission until a detailed design of a canopy for Anglia Square has been submitted to and agreed in writing by the local planning authority. The design of the canopy shall:

- in terms of size and location accord with Plan ref - Landscape Addendum C - pg 44 '3.5 Anglia Square Development
- offer protection from the weather
- include covered seating
- provide for flexible use to enable events, markets, performance etc
- have a distinctive design
- be constructed from high quality durable materials
- have a clear relationship with the space

The design shall be accompanied by details of a maintenance regime and management arrangements.

The agreed canopy shall be installed according to a timescale to be agreed in writing with the planning authority and maintained thereafter.

Reason:

In the interests of the ensuring the satisfactory appearance of the development, to provide a high standard of amenity for future residents and general public, to ensure the provision of on-site green infrastructure, in accordance with sections 12 and 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, policies DM2, DM3, DM5 and DM6 of the Development Management Policies Local Plan 2014 and the Norfolk Green Infrastructure and Recreational Avoidance and Mitigation Scheme (2022).

6. The building envelope of blocks A, B, C, D, M, KL and J3 shall be constructed so as to provide sound attenuation against external noise and ensure internal sound levels no greater than:

- (a) 35dB LAeq (16 hour) in the main living rooms of the dwelling(s) (for daytime and evening use), and

- (b) 30dB LAeq (8 hour)/45dB LAmax (fast) in the bedrooms of the dwelling(s) (for nighttime use)

in line with World Health Organisation guidance, with windows shut and other means of ventilation provided.

Reason:

To ensure adequate living conditions for future occupiers, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

7. With the exception of any site clearance works, archaeological work, tree protection works, ground remediation and ground investigations, no development within development parcel B shall take place in pursuance of this permission until details of the following have been submitted to and agreed in writing by the local planning authority:
- (a) a scheme for the repair, treatment and maintenance of the existing wall delineating the northern and western boundary of development parcel B (see informative 2)
  - (b) a scheme for the formation of a gated opening providing access to Leonards Street Children's Playground and details of management arrangements for the use of the access by residents living on the site (development parcel B only).

The development shall be carried out in full accordance with the agreed details prior to first occupation of any dwelling on development parcel B. Access to Leonards Street Children's Playground shall be maintained thereafter.

Reason:

To enable the local planning authority to ensure the satisfactory appearance of the development and safe access to children's play facilities, in accordance with section 12 of the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, and policies DM3 and DM8 of the Development Management Policies Local Plan 2014.

8. No boundary treatments shall be erected, installed, or constructed on development parcels B and C site unless they include provision for a 13cm x 13cm gap at ground level at intervals of no more than 6 metres. Such gaps shall be permanently retained.

Reason:

To ensure adequate access for hedgehogs and other small mammals and to promote biodiversity, in accordance with section 15 of the NPPF, and policies DM1 and DM6 of the Development Management Policies Local Plan 2014.

9. The single ground floor window located on the splayed facade of Block C, directly abutting the Edward Street frontage, shall be fitted with a fixed non-openable window.

Reason:

To ensure satisfactory internal living conditions (air quality) in accordance with DM2 of the Development Management Policies Local Plan 2014.

## Outline Only

10. Application for the approval of all reserved matters shall be made to the local planning authority not later than the expiration of five years beginning from the date of this permission. The development hereby permitted shall be begun not later than the expiration of five years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Prior to commencement within a Phase approved under condition 14 (excluding land identified by the Detailed Application Boundary ZZ-00-DR-A-01-0301 D0-4) the reserved matters shall be submitted to and approved in writing by the local planning authority. The reserved matters shall relate to access, layout, external appearance, and landscaping.

Reason:

As required to be imposed by section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The application is submitted in outline form only and the details required are pursuant to the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

11. The development hereby approved shall be carried out in full accordance with the application forms, supporting documents and plans as specified within the attached schedule and the reserved matters shall comply with the parameters of the submitted details in terms of the approximate layout of the buildings, routes and open spaces within the site, the parameters for height, width and length of each building and its scale, and the area or areas where access to the development will be situated.

Reason:

For the avoidance of doubt and to comply with Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

12. The following details and assessments shall be submitted at the relevant reserved matters stage:

- Environmental Noise Assessment (ENA) assessing all proposed external private amenity spaces (gardens and balconies) on residential facades fronting Pitt Street and St Crispins Road. Where mitigation is proposed to meet external WHO guidelines for external amenity space, full detail of mitigation measures shall be provided as well as evidence of effectiveness.
- Biodiversity Net Gain Report (all blocks)
- Fire Statement (all blocks)
- formation of vehicular access from St Crispins Road: Detailed Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason:

To ensure a satisfactory form of development and that planning considerations identified can be fully appraised and addressed at reserved matters stage.



13. The reserved matters for blocks G, H and E shall include a minimum amount of floorspace for non-residential uses (Uses Classes E, F1, F2, and specified Sui-Generis uses (public conveniences, drinking establishments with expanded food provision, bookmakers, nail bars and dry cleaners commercial uses):
- Block J - a minimum of 420sqm GIA on the Anglia Square/Botolph Street frontage
  - Block H - a minimum of 360sqm GIA on Anglia Square frontage and a minimum of 160sqm GIA on Botolph Street frontage
  - Block E - a minimum of 80 sqm GIA on Botolph Street frontage.

Reason:

To ensure active ground floor uses front the proposed shopping square and the route connecting Magdalen Street to St Augustines Street and to ensure the development includes a quantum of non-residential floorspace to support the mix of uses in the Anglia Square, St Augustines St and Magdalen St Large District Centre in accordance with policies 11 and 19 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM18 and DM20 of the Development Management Policies Local Plan 2014.

#### **All Phases**

14. The development shall be carried out in accordance with Phasing Strategy Rev C (dated January 2023) or an alternate phasing plan which may otherwise be submitted to and agreed in writing by the local planning authority prior to the commencement of development or of any subsequent phase of the development.

Reason:

To ensure that any phasing of the development is satisfactory in terms of the sites operation and visual appearance and to ensure that the delivery of identified infrastructure and necessary mitigation can be coordinated across the phased development in accordance with section 4 of the NPPF, policy 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM1, DM2, DM6, DM7, DM8 and DM12 of the Development Management Policies Local Plan 2014.

15. The development hereby approved shall be limited to a maximum quantum of floorspace or numbers as follows:
- housing (Use Class C3): 1,100 residential units
  - flexible retail, commercial and non-residential floorspace (Uses Classes E, F1, F2, and specified sui-generis uses (public conveniences, drinking establishments with expanded food provision, bookmakers, dry cleaners and or nail bars): 8,000 sqm (Net Internal Area (NIA)), with specified sui-generis uses being limited as follows:
    - Sui Generis drinking establishments with expanded food provision, bookmakers and/or nail bars: up to 550 sqm NIA, of which no more than 250 sqm NIA shall be used as bookmakers

- Sui Generis dry cleaners: up to 150 sqm NIA
- car parking (for Use Classes C3/E/F1/F2/Sui Generis): 450 car spaces (of which maximum of 22 spaces shall be available for operational use within Use Classes E/F1/F2/Sui Generis)

Reason:

In order to ensure that the development causes no additional impact that has not been assessed as part of the planning application proposal and in accordance with JCS 11, JCS 19 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM1, DM3, DM9, DM18, DM20, DM28 and DM29 of the Norwich development management policies local plan (Dec 2014).

16. Notwithstanding the provisions of Schedule 2, Part 3 Class M and Class O of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), the change of use of floorspace falling within Use Classes E and specified sui- generis uses (betting offices) to a use falling within Use Class C3 (dwelling houses) shall require the express grant of permission by Local Planning Authority.

Reason:

To ensure that the development positively supports the function of the location as a Large District Centre and to ensure the impact of noise and air quality on future residential occupiers is appropriately assessed and considered in accordance with policy 11 and 19 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM2, DM11, DM18 and DM20 of the Development Management Policies Local Plan 2014.

17. Block M hereby permitted shall include the provision of a foodstore with a minimum floor area of 503 sqm (Gross Internal Area). Notwithstanding the provisions of section 55(2)(a) of the Town and Country Planning Act 1990 or the Town and Country Planning General Permitted Development Order 2015 (or any Act or Order revoking and re- enacting that Act or Order, with or without modification), a minimum 80% of the net sales area of the foodstore shall be used for the sale of convenience goods and no more than 20% of the net sales area for the sale of non-convenience goods, where convenience goods are defined as everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Reason:

To ensure the development enhances the function of Anglia Square as a Large District Centre serving the daily shopping needs of the northern city centre in accordance with policy 11 and 19 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM18 and DM20 of the Development Management Policies Local Plan 2014.

18. The development hereby permitted shall include the provision of large format units (additional to the foodstore within Block M) as follows:
- 1 No. unit with a minimum floor area of 752 sqm NIA within Block A

- 2 No units within Block K/L, 1 No. unit with a minimum floor area of 765 sqm NIA and 1 No. unit with a minimum floor area of 580 sqm NIA.

The above floor areas include any mezzanine and/or first floor space.

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), the large format units specified in this condition shall be used for Class E(a) retail and for no other purpose (including any other purpose in Class E of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To ensure the provision of floorspace that in terms of format and use supports the function of Anglia Square as a shopping destination and the role of the Anglia Square, St Augustine's St and Magdalen St Large District Centre in accordance with policies 11 and 19 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM18 and DM20 of the Development Management Policies Local Plan 2014.

19. The flexible retail, commercial and non-residential referred to in planning condition 15 and in the Commercial Strategy and Main Town Centre Uses Report - Addendum Rev C, hereby approved shall include a minimum of 200 sqm. (Gross Internal Area (GIA)) of floorspace for purposes within Use Class E(b) food and drink and/or Sui Generis drinking establishments with expanded food provision.

Reason:

To ensure the development includes a balanced mix of main town centre uses, facilitates a retail focus within the main shopping square and enhances the leisure function of Anglia Square/Magdalen Street Large District Centre in a manner consistent with the position in the hierarchy of centres in accordance with policy 11 and 19 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM18 and DM20 of the Development Management Policies Local Plan 2014.

20. The flexible retail, commercial and non-residential referred to in condition 15 and hereby approved shall include a minimum of ten units, each with a ground floor area between 70 and 150sqm (NIA).

Reason:

To ensure the development includes a mix of unit sizes suitable for a range of commercial operators, including small scale retailers and businesses consistent with the function and character of the Anglia Square/Magdalen Street Large District Centre in accordance with policy 11 and 19 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM18 and DM20 of the Development Management Policies Local Plan 2014.

21. No development other than works for the purpose of archaeological investigation shall take place within any phase (as agreed under condition 14) until a Construction and Environmental Management Plan (CEMP) (which shall take account of the cumulative

impact of other nearby development taking place, at the time of submission) has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The development shall only be implemented in accordance with the details and measures approved as part of the CEMP, which shall be maintained throughout the entire construction period.

The CEMP should include the following:

- (a) the parking of vehicles of site operatives and visitors
- (b) proposals for loading/unloading of plant and materials
- (c) protocol for managing scheduling and timing of construction traffic arriving and leaving the site
- (d) protocol for managing vehicles that need to wait for access to the site
- (e) temporary site access
- (f) signing system for works traffic
- (g) site access warning signs
- (h) storage of plant, materials and operatives vehicles
- (i) measures for the prevention, and where necessary monitoring, of dust, suppression of noise and abatement of other nuisance arising from development works; to include a Dust Management Plan for the site containing the requirements identified in the IAQM guidance and which should include a section on dealing with asbestos dust/fibres and odorous dusts and effluvia from the site
- (j) location of all ancillary site buildings
- (k) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate
- (l) a scheme for recycling/disposing of waste resulting from demolition and construction
- (m) details of the use of cranes during the construction phases. The use of cranes shall be completed in accordance with British Standard 7121 and CAP 1096. Norwich Airport shall be notified of plans to erect these cranes 6 to 8 weeks in advance. The notification should include:
  - (i) the date the crane will be erected
  - (ii) the anticipated duration of the crane's existence, OSGB grid coordinates of the crane's proposed position to 6 figures each of Eastings and Northings
  - (iii) the proposed height of the crane Above Ordnance Datum (AOD), and
  - (iv) contact telephone numbers of the crane operator and the site owner for use in an emergency (Informative 4)

The details and measures included within the CEMP shall ensure pedestrian routes through the site (consisting of one east-west route and one north-south route) are provided and the Anglia Square Shopping Centre remains 'open for business', insofar as possible and safely accessible to members of the public and tenants throughout the entire construction period.

The approved CEMP and Dust Management Plan shall be adhered to throughout the construction period, unless amended and approved in writing by the LPA.

Reason:

In order to safeguard highway safety and the amenity of the surrounding area, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM2, DM11 and DM30 of the Development Management Policies Local Plan 2014. Furthermore, to ensure the development does not endanger the safe movement of aircraft or the operation of Norwich Airport through interference with communication, navigational aids, and surveillance equipment. Given that the condition relates to construction details it is essential that it is a true condition precedent.

22. Prior to the commencement of any demolition works within each phase (as agreed under condition 14) a Demolition Statement shall be submitted to and approved in writing by the Local Planning Authority for that phase. The Statement shall also include a detailed methodology for the retention and protection of any retained frontages during the construction phase and be substantiated by a structural engineer's report. In the case of phase 1 (as agreed under condition 14) the statement shall include:
- (a) detailed methodology for the retention of 100 Magdalen Street and include: detailed plans indicating remediation works for the retained frontages; and details of temporary and permanent access arrangements for the premises
  - (b) temporary arrangements for managing access to Upper Green Lane, to be put in place at the point of demolition of the multi-storey car park until the demolition of the bridge structure connection to St Crispins Road.

The development shall be carried out strictly in accordance with the agreed details,

Reason:

To ensure the impact of demolition works is adequately mitigated in accordance with policies DM2 and DM11 of the Development Management Policies Local Plan 2014.

23. No removal of hedgerows, trees or shrubs shall take place on site within the bird nesting season 1st March - 31st August inclusive, unless it has been demonstrated by a suitably qualified ecologist that their removal will not have any detrimental impacts on protected species including nesting birds and such confirmation has first been provided to and approved in writing by the Local Planning Authority.

Reason:

To ensure the ecological interest of the site, in terms of both wildlife and habitat, is fully considered and taken into account during the development of the site, in accordance with

section 15 of the NPPF, and policies DM1 and DM6 of the Development Management Policies Local Plan 2014.

24. Prior to commencement within a phase (as agreed under condition 14) other than works for the purpose of archaeological investigation a Demolition and Construction Traffic Management Plan and Access Route for that phase, which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities, shall be submitted to and approved in writing by the local planning authority, together with proposals to control and manage demolition and construction traffic using the 'Demolition and Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

For the duration of the demolition and construction period all traffic associated with the development shall comply with the Demolition and Construction Traffic Management Plan and use only the 'Demolition and Construction Traffic Access Route' and no other local roads, unless approved in writing with the Local Planning Authority, or as directed (without written approval) by the Emergency Services, Highway Authority, Statutory Undertakers or other body authorised to direct traffic.

Reason:

In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and DM2, DM11 and DM30 of the Development Management Policies Local Plan 2014.

25. (a) No development within a phase, or group of phases other than demolition to existing ground or floor slab level (with the exception of the building referred to in condition 26 and 27) shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include:
- (i) assessment of significance and research questions
  - (ii) the programme and methodology of site investigation and recording
  - (iii) the programme for post investigation assessment
- provision to be made for analysis of the site investigation and recording
- (iv) provision to be made for publication and dissemination of the analysis and records of the site investigation
  - (v) provision to be made for archive deposition of the analysis and records of the site investigation, and
  - (vi) nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- (b) No development within a phase, or group of phases or other than demolition to existing ground or floor slab level (with the exception of the building referred to in condition 26 and 27) shall take place other than in accordance with the written

scheme of investigation approved under part (a) and any addenda to that WSI covering subsequent phases of mitigation.

- (c) Development within any phase, or group of phases shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under part A or any addenda to that WSI covering subsequent phases of mitigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

To protect potential archaeological remains (Heritage Assets) on the site and to comply with section 16 of the NPPF, policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policy DM9 of the Development Management Policies Local Plan 2014.

- 26. No demolition or development of the former stables/warehouse building to the rear of 47-49 Pitt Street shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which has been submitted by the applicant and approved in writing by the Local Planning Authority. The scope of historic building recording required will be first agreed in writing by the Local Planning Authority.

Reason:

To ensure the special architectural and historic interest of the building is recorded and to protect potential archaeological remains (Heritage Assets) on the site and to comply with section 16 of the NPPF, policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policy DM9 of the Development Management Policies Local Plan 2014.

- 27.
  - (a) No demolition or development of the former stables/warehouse building to the rear of 47-49 Pitt Street shall take place until a written scheme of investigation (WSI) for the controlled and supervised dismantling of the building has been submitted to and approved by the Local Planning Authority in writing.
  - (b) Demolition of the building shall be carried out strictly in accordance with the approved WSI.
  - (c) Development within the footprint of the former stables/warehouse building to the rear of 47-49 Pitt Street shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under part A and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

To protect potential archaeological remains (Heritage Assets) on the site and to comply with section 16 of the NPPF, policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policy DM9 of the Development Management Policies Local Plan 2014.

28. Prior to demolition of 53-55 Pitt Street the three parish boundary markers on the wall of the building shall be removed and placed in secure storage. Prior to first occupation of block E/EF a scheme for relocating the markers, including timescale for reinstatement shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with approved scheme.

Reason:

To ensure the historic interest of the locality is recorded in accordance with policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policy DM9 of the Development Management Policies Local Plan 2014.

29. Prior to the commencement of development other than works for the purpose of archaeological investigation and the demolition of the nightclub building shown on drawing ZZ-XX-DR-A-01-0003 Rev D0-1, a scheme for the lifting and storing of the granite setts and kerbs that form the existing carriageway of Botolph Street shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the timescale for the works and a strategy for re-use of the material on site as part of the public realm works.

The development shall be implemented in accordance with the approved scheme.

Reason:

To ensure the historic interest of the site is preserved in accordance with section 16 of the NPPF and policy DM9 of the Development Management Policies Local Plan 2014.

30. 1) With the exception of demolition works, above ground clearance, works for the purpose of archaeological investigation and tree protection works, no groundworks or development shall take place until the following components of a scheme to manage the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority as necessary: a site investigation scheme and a full risk assessment, based on the approved preliminary risk assessment (Contamination Report Rev A), shall be undertaken, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The site investigation scheme and full risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:
- (a) a survey of the extent, scale and nature of contamination
  - (b) an assessment of the potential risks to:
    - (i) human health
    - (ii) property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes
    - (iii) adjoining land
    - (iv) controlled waters



- (v) ecological systems
  - (vi) archaeological sites and ancient monuments.
- (c) an appraisal of remedial options and proposal of the preferred option(s). This must be conducted in accordance with the Governments guidance ' Land Contamination Risk Management'

If necessary, the site investigation works may be phased to compliment the phased nature of the development.

- 2) With the exception of demolition works, above ground clearance, works for the purpose of archaeological investigation and tree protection works, no groundworks or development shall take place until the following components of a scheme to manage the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority as necessary:

If the site investigation scheme and full risk assessment identifies a need for remediation, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks identified at part 1) b). The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

- 3) Where a remediation scheme is submitted and approved under part 2) of this condition, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed, in writing, by the Local Planning Authority.
- 4) Where a remediation scheme is submitted and approved under part 2) of this condition, the Local Planning Authority shall be given prior written notification of commencement of the remediation scheme works.  
If necessary, the remediation scheme may be phased to compliment the phased nature of the development.
- 5) Following the completion of measures identified in any approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced. No occupation of the development or phase of development shall take place until the verification report has been submitted to and approved in writing by the Local Planning Authority, unless a revised timetable for submission of the verification report has been first agreed in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 15 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014.

31. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved in writing by Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 15 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014.

32. Prior to the commencement of any piling operations in any phase a Piling Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Piling Method Statement should detail the type of piling to be undertaken, why this method has been selected, measures to be taken to minimise noise and vibration, demonstration that there is no resultant unacceptable risk to groundwater and a plan showing where the piles are to be installed. Guidance is contained in BS5228 Noise control on Construction and Open sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. The contractor is required to take the best practicable means to minimise noise and vibration. Once approved the piling shall be undertaken in accordance with this method statement. unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM 11 of the Development Management Policies Local Plan 2014.

33. (a) The development shall be constructed in accordance with the Approved Flood Risk Assessment Rev B (Royal Haskoning DHV, Ref: 6645-RHD-ZZ-XX-RP-Z-0001, 27 September 2022), Proposed Surface Water Drainage Strategy Rev C (EAS, Ref: SUDS/3831/2022 Rev F - Rev C Submission, January 2023) and Hydraulic Modelling Study Rev B (Royal Haskoning DHV, Ref: 6645-ZZ-RP-Z-0001, 23 September 2022), unless an alternative Flood Risk Assessment and Surface Water Drainage Strategy is submitted to and approved in Writing by the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development.

Both Full and Outline Applications

- (b) Prior to first occupation of each building containing water butts and water reuse facilities, as set out in the drainage strategy approved under part (a) and (c), water butts and water reuse facilities should be installed, ready for use and retained thereafter
- (c) Prior to commencement of Phase 3 and 4, a detailed surface water drainage design that applies relevant design standards and guidance at the time of the

application shall be submitted to and approved in writing by the Local Planning Authority. The submitted detailed surface water drainage design shall include a detailed review of the discreet drainage areas to determine whether it is possible to reduce the need for surface water pumps at the detailed design stage for blocks E, F, G, H and J.

- (d) Prior to first occupation of each phase of the development, provide evidence the permanent surface water runoff rate (as set out in the approved surface water drainage strategy under Part (a) and (c)) has been achieved shall be submitted to and approved in writing by the Local Planning Authority.
- (e) Prior to commencement of construction activities (excluding demolition) within a phase of the development, technical details of the location and specification of the temporary treatment unit to be used during the construction phase shall be submitted to and approved in writing by the Local Planning Authority.

#### Full Application Only

- (f) Prior to first occupation of Block A and Block M, the flood defence structures at the entrance to the Basement Car Park and the Edwards Street Service Yard (as described in section 8 of the FRA (September 2022)) shall be installed and permanently retained thereafter as flood protection infrastructure.
- (g) Prior to construction of Blocks A, D and M, details of appropriate flood resistance measures including detailed design information, calculations and plans shall be submitted to and approved in writing by the Local Planning Authority. The blocks shall be constructed in accordance with the approved details.
- (h) Prior to commencement (excluding demolition works and works for the purpose of archaeological investigation), an off-site flood risk mitigation scheme, that demonstrates the off-site flood risk directly caused by the development in a 1 in 100 year (+45% climate change) is appropriately mitigated shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - (i) details of appropriate mitigation measures to ensure surface water flood risk within the highway is not increased as a direct result of the development and properties along impacted roads are not negatively affected as a result of increased surface water flood risk directly caused by the development
  - (ii) topographic survey of the area impacted by increased flood levels, including details of property threshold levels
  - (iii) an updated impact assessment setting out properties impacted by increased surface water flood risk directly caused by the development and details of appropriate flood resistance measures to be offered to and carried out by the developer if owners of affected properties accept, and
  - (iv) a timetable for implementation of mitigation measures under part (i) and (iii).

The approved mitigation scheme shall be implemented in accordance with the approved timetable unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To prevent flooding and ensure that the development does not adversely contribute to surface water flooding and contributes towards climate change adaptation and is maintained in the long term in accordance with section 14 of the NPPF, and policy DM5 of the emerging Development Management Policies Local Plan 2014.

34. No occupation of any phase of the development shall take place until a flood warning and evacuation plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide details of the procedures for flood warning and evacuation and shall include details of flood warning notices to be erected, including their content, numbers and locations. No occupation of any part of that Phase of the development shall take place until the notices have been erected for that part of that Phase and thereafter the notices shall be kept legible and clear of obstruction for the lifetime of the development.

Reason:

To prevent flooding, in accordance with section 10 of the NPPF, and policy DM5 of the Development Management Policies Local Plan 2014.

35. Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved.

Reason:

To prevent environmental and amenity problems arising from flooding in accordance with policies DM5 and DM11 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014.

36. Prior to the commencement of above ground level construction works within each phase (as agreed under condition 14) details shall be submitted to and approved in writing by the Local Planning Authority of fire hydrant provision (served by mains water supply) for that phase of development. No occupation of any phase hereby approved shall take place until the applicant has provided the hydrant/s for that phase and made them available for use in accordance with the details as agreed and once provided, it shall be retained as such thereafter.

Reason:

To ensure that adequate provision is made for fire hydrant infrastructure, required for health and safety purposes as a direct result of the development hereby approved, in accordance with policy 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014.

37. With the exception of Phase 1 and 2, no above ground development of any further phase (agreed under condition 14) shall commence until a further Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Local Planning Authority in order to establish the noise environment and the required attenuation performance

relevant to each residential façade within that phase. The NIA shall include full details of noise mitigation measures for the residential development within that phase.

Mitigation measures (including details of sound attenuation between commercial spaces and adjoining dwellings, trickle vents, glazing etc.) shall result in attenuation to an internal level of 30dB at night, 35dB during daytime for habitable rooms as demonstrated at the date of approval of the mitigation measures.

The approved mitigation measures shall be implemented prior to occupation and retained thereafter.

Reason:

To ensure adequate living conditions for future occupiers, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

38. Prior to the commencement of above ground level construction works of Block F, a further Air Quality Assessment (AQA) shall be submitted to and approved in writing by the Local Planning Authority. The AQA shall be informed by a further period of Nitrogen Dioxide monitoring (details of which shall be agreed in writing with the Local Planning Authority) and include full details of air quality mitigation measures for commercial and residential development within Block F.

The approved mitigation measures shall be implemented in full prior to occupation of Block F and retained thereafter.

Reason:

To ensure adequate living conditions for future occupiers, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

39. (a) Notwithstanding the details indicated on the submitted drawings no works above slab level for phase 1 (agreed under condition 14) shall commence on site, unless otherwise agreed in writing, until detailed drawings for the below offsite highway improvement works as indicated on Drawing No. 21-T-123-14-G and 21-T123-37-D have been submitted to and approved in writing by the Local Planning Authority:
- access into blocks A and B and the service yard within Block M
  - loading bays and laybys on Edward Street and New Botolph Street
  - Edward Street/ New Botolph Street crossing relocation work
  - New Botolph Street crossing improvement works
  - access/egress for Car Club Bay
- (b) Prior to the first occupation of phase 1 of the development the off-site highway improvement works referred to in Part (a) of this condition shall be completed in accordance with the approved details.

Reason:

To ensure satisfactory vehicle / pedestrian / cycle access, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

40. (a) Notwithstanding the details indicated on the submitted drawings no works above slab level for phase 1 (agreed under condition 14) shall commence on site unless otherwise agreed in writing until detailed drawings for the below offsite highway improvement works as indicated on Drawing No. 21-T123-37-D have been submitted to and approved in writing by the Local Planning Authority:
- Edward Street frontage including hard surfacing, soft landscaping, drainage features, lighting
  - New Botolph Street frontage including hard surfacing, soft landscaping, drainage features and lighting.
- (b) Prior to substantial completion (Informative 5) of phase 1 the development the off-site highway improvement works referred to in Part (a) of this condition shall be completed in accordance with the approved details and the delivery yard located in Block M shall be provided and retained and maintained for that use thereafter.

Reason:

To ensure satisfactory vehicle / pedestrian / cycle access, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

41. (a) Notwithstanding the details indicated on the submitted drawings no works above slab level for phase 2 (agreed under condition 14) shall commence on site unless otherwise agreed in writing until detailed drawings for the below offsite highway improvement works as indicated on Drawing No. 21-T123-21-F have been submitted to and approved in writing by the Local Planning Authority:
- new parallel crossing, Magdalen Street
  - bus stops and layby improvements - including all necessary highway works to create laybys for 3 x north bound stops and 3 x south bound
  - passenger facilities - surfacing of passenger waiting/mounting/dismounting areas, bus stops, shelters, seating, information and signage
  - loading bay/layby on Magdalen Street.
- (b) Prior to the first occupation of phase 2 of the development the off-site highway improvement works referred to in Part (a) of this condition shall be completed in accordance with the approved details.

Reason:

To ensure satisfactory vehicle / pedestrian / cycle/bus access, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted

March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

42. (a) Notwithstanding the details indicated on the submitted drawings no works above slab level for phase 2 (agreed under condition 14) shall commence on site unless otherwise agreed in writing until detailed drawings for the below off site highway and other improvement works as indicated on Drawing No. 21-T123-21-F and 21-T-123-14-G have been submitted to and approved in writing by the Local Planning Authority:
- Magdalen St frontage including hard surfacing, landscaping, drainage features, lighting, and seating
  - surfacing scheme for the land connecting Cherry Lane to the new Magdalen St crossing.
- (b) Prior to substantial completion (Informative 5) of phase 2 of the development the improvement works referred to in Part (a) of this condition shall be completed in accordance with the approved details.

Reason:

To ensure satisfactory vehicle / pedestrian / cycle access, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

43. Prior to the first occupation of phase 1 (agreed under condition 14) of the development hereby permitted visibility splay dimensions of 2.4m x 25m for both the access into Block A and access into the Block M service yard on Edward Street shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason:

In the interests of highway safety in accordance with the principles of the NPPF.

44. Prior to the first occupation of phase 1 (agreed under condition 14) of the development hereby permitted visibility splay dimensions of 2.4m x 43m for both access/egress into the Car Club Bay and access into the Block B shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason:

In the interests of highway safety in accordance with the principles of the NPPF.

45. Before any dwelling in Blocks A and B is first occupied the proposed on-site car parking shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason:

To ensure a satisfactory development of the site which provides for adequate parking, turning, cycle parking and servicing provision for the development, in accordance with policies policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

46. Prior to first occupation of any dwelling within each part of each phase (agreed under condition 14) a detailed scheme for secure bicycle parking and refuse and recycling storage within that part of that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to first occupation of that part of that Phase of the development and shall be retained and maintained in this condition thereafter.

Reason:

To ensure satisfactory cycle parking and servicing provision, to support sustainable modes of transport, reduce congestion and safeguard air quality, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

47. Prior to first occupation of any commercial floorspace within each phase (agreed under condition 14) a detailed scheme for secure staff bicycle parking and refuse and recycling storage within that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to first occupation of that phase of the development and shall be retained and maintained in this condition thereafter.

Reason:

To ensure satisfactory cycle parking and servicing provision, to support sustainable modes of transport, reduce congestion and safeguard air quality, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

48. Prior to first occupation of each phase (agreed under condition 14) an Access, Delivery and Servicing Management Plan for permanent arrangements in that phase and any completed phases and interim arrangements (operational during the construction phase) for phases yet to be completed shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- (a) refuse storage, on-site management and collection arrangements. Where additional collections are proposed details shall be provided of privately funded collection arrangements and agreements
- (b) arrangements and management of deliveries, including hours of operation of the service located in Block M
- (c) measures to ensure effective operation of service/loading bays (on site and within the highway), including the layby fronting Block M for refuse collection use.
- (d) traffic management arrangements for internal routes through the site



- (e) emergency access arrangements - that shall allow for rapid response by all emergency services

The development shall be operated in accordance with the agreed details.

Reason:

To ensure a satisfactory servicing of the development and the protection of residential amenity in accordance with policies policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM2, DM11, DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

- 49. Prior to first occupation of any dwelling within each phase details of the Electric Vehicle Charging Points (EVCP) for the residential car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include active electric charging points to all residential car parking spaces.

No occupation of any dwelling within each phase shall take place until the agreed EVCP provision for that part of that phase has been installed and brought into use. Such provision shall be retained thereafter for the lifetime of the development.

Reason:

To ensure satisfactory provision for electric vehicles, to support sustainable modes of transport, reduce congestion and safeguard air quality, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.

- 50. The residential car parking provision within the development hereby permitted shall be used only for the residents or their visitors of the development and for no other purpose, including public, commuter or contract parking.

Reason:

To control inappropriate car parking provision, encourage sustainable modes of transport and safeguard highway safety in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM28, DM29 and DM30 of the Development Management Policies Local Plan 2014.

- 51. There shall be no occupation of any part of development Block E/F as identified on drawing A01-PP-400 A until demolition of Sovereign House is complete.

Reason:

To ensure the timely demolition of Sovereign House identified as a negative building in the Norwich City Centre Conservation Area Appraisal. The building has been vacant for a significant number of years and fallen into a poor state of repair. Given its scale and prominence the building blights the site and the surrounding area and removal is considered necessary to ensure the economic and environmental improvement of the northern city centre. The condition is considered necessary in order to secure an acceptable form of development having regards to policy JCS 11 of the adopted Joint

Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM1, DM3, DM9 of the Norwich development management policies local plan (Dec 2014).

52. Prior to the commencement of above ground level construction works within each phase (agreed under condition 14) a crime prevention strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Police. The strategy shall demonstrate how the development makes reasonable endeavours to meet 'Secured by Design' standards in the context of the approved external layout and internal building general arrangements. The strategy shall include the details, where relevant, on the following:
- (a) physical protection measures to be incorporated in the commercial premises, residential blocks and units, residential and commercial car parks, communal service areas, cycle stores and plant rooms.
  - (b) physical protection and management arrangement in relation to communal external amenity spaces
  - (c) CCTV arrangement the site
  - (d) hostile vehicle attack measures at the entry points of the main routes through the site

Each phase shall be constructed and the development thereafter managed in accordance with the agreed strategy.

Reason:

To ensure that the design of the development has regard to security and community safety in accordance policy DM3 of the Development Management Policies Local Plan 2014.

53. Prior to first use of any premises for purposes within Use Class E(b) food and drink or Sui Generis drinking establishments with expanded food provision, a scheme shall have been submitted to and approved in writing by the Local Planning Authority for the effective control of fumes and odours from the premises., or to justify that there will be no fumes or odours generated by the occupier.

The detailed scheme shall include where required the position of ventilation, extraction, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used in the premises in pursuance of this permission, together with a schedule of maintenance.

The use shall not commence until the approved scheme has been installed and is operational and thereafter it shall be retained in full accordance with the approved details and the maintenance of the system, including any flue, shall be carried out in accordance with the scheme as agreed.

Reason:

To protect the amenities of the area and prevent nuisance from noise and odour in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

54. Notwithstanding the provisions of Schedule 2, Part 7, Class I of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), no plant or machinery shall be installed or erected on the site unless details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- (a) evidence that the rating level of the noise from plant/machinery shall be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to the nearest window at the nearest residential façade. Measurement and assessment shall be made according to British Standard BS8223 and should take in to account cumulative impact from other plant requirements of the development
  - (b) details of any enclosure or screening
  - (c) details specifying the maintenance procedure and schedule

Once installed, any such plant or machinery shall be retained and maintained in accordance with the agreed details thereafter. To prevent nuisance arising from noise and to comply with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

Reason:

To prevent nuisance arising from noise and to comply with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

55. Notwithstanding the provisions of Schedule 2, Part 16 Class A, B, C and D of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), no communication apparatus, antennae shall be installed on any building hereby approved without express grant of permission by the Local Planning Authority.

Reason:

To protect the appearance of the development, visual amenity of the area and the character and appearance of the City Centre Conservation Area in accordance with policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM and DM9 of the Development Management Policies Local Plan 2014.

56. At least 10% of the residential dwellings (applicable to free market and affordable dwellings separately) within the development hereby approved shall be designed and built to meet requirement M4(2) of the 2015 Building Regulations for accessible and adaptable dwellings.

Reason:

To ensure the development is constructed to an appropriate standard in accordance with Policy DM12 of the Development Management Policies Local Plan 2014.

57. The development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.

Reason:

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the adopted Joint Core Strategy 2011.

58. The development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.

Reason:

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the adopted Joint Core Strategy 2011.

59. Prior to the internal fit out of a non-residential unit (beyond shell and core) details of water conservation measures designed to maximise water conservation shall be submitted to and approved in writing by the Local Planning Authority. No first use of a non-residential unit shall take place until the agreed measures for that unit have been installed and brought into use and such measures shall be permanently retained thereafter.

Reason:

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the adopted Joint Core Strategy 2011.

60. The development shall incorporate the sustainable design and construction measures, energy saving systems and fittings and heating infrastructure to achieve at least the carbon emission reductions and levels of renewable energy generation specified in sections 6, 7 and 8 of the Energy Assessment and Sustainability Report (including Addendum) or such other measures to be submitted to and approved in writing by the Local Planning Authority prior to works above ground level on any Phase containing residential units, which shall achieve at least the equivalent estimated energy and carbon emissions .

Reason:

To secure a reduction in energy demand and carbon dioxide emissions and contribute towards climate change adaptation, in accordance with policy 3 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, and policy DM4 of the Development Management Policies Local Plan 2014.

61. The dwellings hereby approved shall be designed to meet the standards in "Technical housing standards - nationally described space standard" dated March 2015.

Reason:

To provide a high standard of amenity for future residents, in accordance with sections 5 and 12 of the NPPF, and policy DM3 and DM12 of the Development Management Policies Local Plan 2014.

62. No use of any commercial premises within each phase (as approved under condition 14) shall take place until:

- (a) an Anglia Square Shopping Centre Travel Information Plan has been prepared and submitted to and approved in writing by the Local Planning Authority for that phase. The Travel Information Plan shall:
  - (i) make provision for travel information to be publicised to staff and existing and potential future staff, customers and visitors and
  - (ii) specify the different methods to be used for publicity and the frequency of review
- (b) the travel information has been made available in accordance with the Plan as agreed and once made available, shall be maintained thereafter in accordance with the agreed review details.

This information shall include details of the public transport routes (including particular reference to Norwich Park and Ride) and services available within 800 metres walking distance of the site, cycle parking provision and facilities for cyclists on site and any other measures which would support and encourage access to the site by means other than the private car.

Reason:

To ensure that the development supports sustainable modes of transport and to reduce the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28 of the Development Management Policies Local Plan 2014.

63. No residential occupation of any dwelling within each phase shall take place until:

- (a) a Residential Travel Information Plan has been prepared and submitted to and approved in writing by the Local Planning Authority for that phase. The Travel Information Plan shall:
  - (i) make provision for travel information or information sources to be publicised to residents, and
  - (ii) specify the different methods to be used for publicity and the frequency of review
- (b) the travel information or information sources have been made available in accordance with the Plan as agreed and once made available, shall be maintained thereafter in accordance with the agreed review details.

This information shall include details of the public transport routes and services available within 800 metres walking distance of the site, on site cycle parking provision, the city-wide cycling route network, car club provision and any other measures which would support and encourage access to the site by means other than the private car.

Reason:

To ensure that the development supports sustainable modes of transport and to reduce the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28 of the Development Management Policies Local Plan 2014.

64. No occupation of the development hereby permitted shall take place until a site wide Strategy for the provision of heritage interpretation has been submitted to and approved in writing by the Local Planning Authority.

No occupation of any phase (agreed under condition 14) shall take place until a scheme for the provision of heritage interpretation for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to accord with the Heritage Interpretation Supplementary Planning Document 2015 (or with any equivalent adopted supplementary planning document which may subsequently supersede or replace it) and shall:

- (a) include plans detailing the exact location of any physical structures (including plaques) and plans or visualisations of any physical structures (including any plaques)
- (b) have due regard to any public safety implications of the proposal, and
- (c) detail the arrangements for ongoing maintenance of the heritage interpretation including maintenance responsibilities.

No occupation of a phase shall take place until the heritage interpretation has been provided for that phase in full accordance with the approved scheme and the scheme shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To provide heritage interpretation of the site in accordance policy DM9 of the Development Management Policies Local Plan 2014 and the Heritage Interpretation Supplementary Planning Document 2015.

### **Article 35(2) Statement:**

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

### **Informatives:**

1. This permission is subject to a planning obligation entered into under legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990, as amended

2. The scheme will require ownership of the boundary wall to be established. The wall includes some good quality street art and contributes to the gritty character of the area. The council would encourage, public consultation and consideration of retention of elements as part of the public art plan referred to in planning condition 4(j).
3. Further information can be found on the Airport Operators Associations (AOA) website, please refer to Advice Note 3 'Wildlife Hazards around Aerodromes' - <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>.
4. Further information can be found on the Airport Operators Associations (AOA) website, please refer to Advice Note 4 'Cranes and Other Construction Issues' - <https://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>.

Please note that CAP 1096 is due to be amended in late 2023 and the above link may provide inaccurate information after this date.

5. Substantial completion of the development phase means that it is fit for its intended purpose and, free from defects other than minor snagging as confirmed by a certificate of practical completion or sectional practical completion or substantial completion issued by the Owners' architect or other suitably qualified professional agent or employee.
6. The developer is advised that, in accordance with Council policy, residents of new dwellings constructed within an existing controlled parking zone will not be eligible for residential parking permits. This information should be made available to prospective purchasers within sales details.
7. The developer is advised that any asbestos encountered on the site, either as part of the existing buildings or as fill material, should be handled and disposed of as per current Government guidelines and regulations.
8. A planning brief for the Archaeological Written Scheme of Investigation will be provided by Norfolk County Council, Historic Environment Service and will specify the nature of the investigation required for this site.

To arrange for the brief to be prepared contact should be made with the Senior Historic Environment Officer (Planning): [hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk)

The Norfolk Historic Environment Record (HER) is held by Norfolk County Council and is available at: [http://www.norfolk.gov.uk/Environment/Historic\\_environment/index.htm](http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm).

9. It is an OFFENCE to carry out any works within the Public Highway without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the developer and Norwich City Council. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the City Council's Transport Team based at City Hall, Norwich. Please contact: [transport@norwich.gov.uk](mailto:transport@norwich.gov.uk).

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a long horizontal stroke extending to the right from the end of the name.

Sarah Ashurst  
Head of planning and regulatory services



## **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

## Schedule of approved plans, drawings, documents and details

DRAWING NUMBER	TITLE	SCALE	April 2022	July 2022	Sept 2022	Jan 2023	March 2023	xx.xx.2023	xx.xx.2023
<b>SITE LOCATION PLAN</b>									
35301-ZZ-00-DR-A-01-0200	Hybrid Application Site Plan - Block Plan on Existing OS Base	1:500@A1	-	-	-	-	-	-	-
35301-ZZ-00-DR-A-01-0201	Hybrid Application - Existing Site Plan - Demo	1:500@A1	-	-	-	-	-	-	-
35301-ZZ-00-DR-A-01-0300	Hybrid Application Site Plan - Block Plan on Proposed Layout	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-00-DR-A-01-0301	Detailed Application Plan - Block Plan on Proposed Layout	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-00-DR-A-01-1000	Hybrid Application - Location Plan on Existing OS Base	1:1250@A1	-	-	-	-	-	-	-
<b>SITE PLANS</b>									
35301-ZZ-00-DR-A-01-0100	Masterplan - Level 00	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-01-DR-A-01-0101	Masterplan - Level 01	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-02-DR-A-01-0102	Masterplan - Level 02	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-03-DR-A-01-0103	Masterplan - Level 03	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-04-DR-A-01-0104	Masterplan - Level 04	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-05-DR-A-01-0105	Masterplan - Level 05	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-06-DR-A-01-0106	Masterplan - Level 06	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-07-DR-A-01-0107	Masterplan - Level 07	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-99-DR-A-01-0099	Masterplan - Level B01	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-ZZ-99-DR-A-01-0199	Masterplan - Roof Level	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-100	Parameter Plans - Architecture Layout - Building Heights	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-200	Parameter Plans - Architecture - Land Use - Ground Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-201	Parameter Plans - Architecture - Land Use - First Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-202	Parameter Plans - Architecture - Land Use - Second Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-203	Parameter Plans - Architecture - Land Use - Third Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-204	Parameter Plans - Architecture - Land Use - Fourth Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-205	Parameter Plans - Architecture - Land Use - Fifth Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-206	Parameter Plans - Architecture - Land Use - Sixth Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-207	Parameter Plans - Architecture - Land Use - Seventh Floor	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-300	Parameter Plans - Architecture - Access	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-400	Parameter Plans - Architecture - Development Parcel	1:500@A1	-	-	-	Rev D0-4	-	-	-
35301-AO1-PP-500	Parameter Plans - Architecture Layout - Public Realm	1:500@A1	-	-	-	Rev D0-4	-	-	-
<b>DETAIL PLANS &amp; ELEVATIONS</b>									
<b>BLOCK A</b>									
35301-ZA-00-DR-A-03-0100	GA Plan - Block A - Level 00	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-01-DR-A-03-0101	GA Plan - Block A - Level 01	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-02-DR-A-03-0102	GA Plan - Block A - Level 02	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-03-DR-A-03-0103	GA Plan - Block A - Level 03	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-04-DR-A-03-0104	GA Plan - Block A - Level 04	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-05-DR-A-03-0105	GA Plan - Block A - Level 05	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-06-DR-A-03-0106	GA Plan - Block A - Level 06	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-07-DR-A-03-0107	GA Plan - Block A - Roof	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-08-DR-A-03-0108	GA Plan - Block A - Roof	4:200@A2	-	-	-	-	-	-	-
35301-ZA-99-DR-A-03-0099	GA Plan - Block A - Level B01	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0300	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0301	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0302	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0303	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0304	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0305	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0306	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-05-0307	Elevations - Block A	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZA-XX-DR-A-21-0010	Bay Study - Block A1 - South	1:50@A1	-	-	Rev D0-3	-	-	-	-
35301-ZA-XX-DR-A-21-0020	Bay Study - Block A2 - South Corner	1:50@A1	-	Rev D0-1	-	-	-	-	-
35301-ZA-XX-DR-A-21-0030	Bay Study - Block A2 - South Link	1:50@A1	-	Rev D0-1	-	-	-	-	-
<b>BLOCK B</b>									
35301-ZB-00-DR-A-03-0100	GA Plan - Block B - Level 00	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-01-DR-A-03-0101	GA Plan - Block B - Level 01	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-02-DR-A-03-0102	GA Plan - Block B - Level 02	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-03-DR-A-03-0103	GA Plan - Block B - Level 03	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-04-DR-A-03-0104	GA Plan - Block B - Roof	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-XX-DR-A-05-0300	Elevations - Block B1	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-XX-DR-A-05-0301	Elevations - Block B2	1:100@A1	-	-	-	Rev D0-4	-	-	-
35301-ZB-XX-DR-A-21-0010	Bay Study - Block B1	1:50@A1	-	-	Rev D0-3	-	-	-	-
35301-ZB-XX-DR-A-21-0020	Bay Study - Block B2	1:50@A1	-	-	-	Rev D0-3	-	-	-
<b>BLOCK C</b>									
35301-ZC-00-DR-A-03-0100	GA Plan - Block C - Level 00	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZC-01-DR-A-03-0101	GA Plan - Block C - Level 01	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZC-02-DR-A-03-0102	GA Plan - Block C - Level 02	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZC-03-DR-A-03-0103	GA Plan - Block C - Level 03	1:200@A1	-	-	-	Rev D0-4	-	-	-
35301-ZC-04-DR-A-03-0104	GA Plan - Block C - Roof	1:200@A1	-	-	-	Rev D0-4	-	-	-

35301-ZC-XX-DR-A-05-0300	Elevations - Block C	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZC-XX-DR-A-05-0301	Elevations - Block C	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZC-XX-DR-A-21-0010	Bay Study - Block C	1:50@A1	-	-	-	Rev D0-3	-		
<b>BLOCK D</b>									
35301-ZD-00-DR-A-03-0100	GA Plan - Block D - Level 00	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-01-DR-A-03-0101	GA Plan - Block D - Level 01	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-02-DR-A-03-0102	GA Plan - Block D - Level 02	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-03-DR-A-03-0103	GA Plan - Block D - Level 03	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-04-DR-D-03-0104	GA Plan - Block D - Level 04	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-05-DR-D-03-0105	GA Plan - Block D - Roof	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-06-DR-A-03-0106	GA Plan - Block D - Roof	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZD-XX-DR-A-05-0300	Elevations - Block D	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZD-XX-DR-A-05-0301	Elevations - Block D	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZD-XX-DR-A-21-0010	Bay Study - Block D	1:50@A1	-	Rev D0-1	-	-	-		
<b>BLOCK J3</b>									
35301-ZJ-00-DR-A-03-0100	GA Plan - Block J3 - Level 00	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZJ-01-DR-A-03-0101	GA Plan - Block J3 - Level 01	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZJ-02-DR-A-03-0102	GA Plan - Block J3 - Level 02	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZJ-03-DR-A-03-0103	GA Plan - Block J3 - Roof	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZJ-XX-DR-A-05-0300	Elevations - Block J3	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZJ-XX-DR-A-21-0010	Bay Study - Block J3 - East Magdalen Street	1:50@A1	-	-	-	Rev D0-3	-		
<b>BLOCK KL</b>									
35301-ZKL-00-DR-A-03-0100	GA Plan - Block K&L - Level 00	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-01-DR-A-03-0101	GA Plan - Block K&L - Level 01	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-02-DR-A-03-0102	GA Plan - Block K&L - Level 02	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-03-DR-A-03-0103	GA Plan - Block K&L - Level 03	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-04-DR-A-03-0104	GA Plan - Block K&L - Level 04	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-05-DR-A-03-0105	GA Plan - Block K&L - Level 05	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-06-DR-A-03-0106	GA Plan - Block K&L - Level 06	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-07-DR-A-03-0107	GA Plan - Block K&L - Level 07	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-08-DR-A-03-0108	GA Plan - Block K&L - Roof	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZKL-XX-DR-A-05-0300	Elevations - Block KL	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZKL-XX-DR-A-05-0301	Elevations - Block KL	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZKL-XX-DR-A-05-0302	Elevations - Block KL	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZKL-XX-DR-A-05-0303	Elevations - Block KL	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZK-XX-DR-A-21-0010	Bay Study - Block K1 - West Anglia Square	1:50@A1	-	Rev D0-1	-	-	-		
35301-ZK-XX-DR-A-21-0020	Bay Study - Block K2 - East Magdalen Street	1:50@A1	-	Rev D0-1	-	-	-		
35301-ZK-XX-DR-A-21-0030	Bay Study - Block K - North Annes Walk	1:50@A1	-	Rev D0-1	-	-	-		
35301-ZK-XX-DR-A-21-0040	Bay Study - Block K - South Botolph Street	1:50@A1	-	Rev D0-1	-	-	-		
35301-ZL-XX-DR-A-21-0010	Bay Study - Block L - Stump Cross	1:50@A1	-	Rev D0-1	-	-	-		
<b>BLOCK M</b>									
35301-ZM-00-DR-A-03-0100	GA Plan - Block M - Level 00	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-01-DR-A-03-0101	GA Plan - Block M - Level 01	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-02-DR-A-03-0102	GA Plan - Block M - Level 02	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-03-DR-A-03-0103	GA Plan - Block M - Level 03	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-04-DR-A-03-0104	GA Plan - Block M - Level 04	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-05-DR-A-03-0105	GA Plan - Block M - Level 05	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-06-DR-A-03-0106	GA Plan - Block M - Level 06	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-07-DR-A-03-0107	GA Plan - Block M - Roof	1:200@A1	-	-	-	Rev D0-4	-		
35301-ZM-XX-DR-A-05-0300	Elevations - Block M - South & West	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZM-XX-DR-A-05-0301	Elevations - Block M - East & North	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZM-XX-DR-A-05-0302	Elevations - Block M - East & West Internal	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZM-XX-DR-A-05-0303	Elevations - Block M - South Internal	1:100@A1	-	-	-	Rev D0-4	-		
35301-ZM-XX-DR-A-21-0010	Bay Study - Block M - South Anglia Square	1:50@A1	-	Rev D0-1	-	-	-		
35301-ZM-XX-DR-A-21-0020	Bay Study - Block M - North Edward Street	1:50@A1	-	-	-	Rev D0-3	-		
<b>OUTLINE ELEVATIONS</b>									
<b>BLOCK E</b>									
35301-ZE-XX-DR-A-05-0300	Elevations - Block E1 & E2	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZE-XX-DR-A-05-0301	Elevations - Block E1 & E2	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZE-XX-DR-A-05-0302	Elevations - Block E1 & E2	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZE-XX-DR-A-05-0303	Elevations - Block E1 & E2	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZE-XX-DR-A-05-0304	Elevations - Block E3	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZE-XX-DR-A-05-0305	Elevations - Block E3	1:100@A1	-	Rev D0-2	-	-	-		
<b>BLOCK F</b>									
35301-ZF-XX-DR-A-05-0300	Elevations - Block F	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZF-XX-DR-A-05-0301	Elevations - Block F	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZF-XX-DR-A-05-0302	Elevations - Block F	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZF-XX-DR-A-05-0303	Elevations - Block F	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZF-XX-DR-A-05-0304	Elevations - Block F	1:100@A1	-	Rev D0-2	-	-	-		
<b>BLOCK G</b>									
35301-ZG-XX-DR-A-05-0300	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0301	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0302	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0303	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0304	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0305	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0306	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		
35301-ZG-XX-DR-A-05-0307	Elevations - Block G	1:100@A1	-	Rev D0-2	-	-	-		



	Heritage, Townscape and Visual Impact Assessment Addendum	-	-	-	-	-	-	-	-
	<b>Transport Assessment</b>								
	----> Residential Framework Travel Plan	-	-	-	-	-	-	-	-
	----> Commercial Framework Travel Plan	-	-	-	-	-	-	-	-
	----> Delivery and Servicing Plan	-	-	-	-	-	-	-	-
	----> Transport Assessment	-	-	-	-	-	-	-	-
	----> Transport Assessment Addendum	-	-	-	-	-	-	-	-
	----> Transport RevC Note	-	-	-	-	-	-	-	-
	Verified Views Methodology	-	-	-	-	-	-	-	-
	Anglia Square Technical Note -- Local Car Park Study	-	-	-	-	-	-	-	-
	Phasing Strategy	-	-	-	-	RevC	-	-	-
	Dust Risk Assessment	-	-	-	-	-	-	-	-
	<b>Schedules</b>								
	----> Accommodation Submission Schedule	-	-	-	-	RevC	-	-	-
	----> Anglia Square GIA Schedule_Hybrid	-	-	-	Rev B	-	-	-	-
	----> Anglia Square GEA Schedule_Hybrid	-	-	-	Rev B	-	-	-	-
	Viability Report	-	-	Rev A	-	-	Rev C	-	-
	<b>CGIs</b>								
	CGI_AngliaSquareNorwich-01	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-02	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-03	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-04	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-05	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-06	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-07	-	-	-	-	-	-	-	-
	CGI_AngliaSquareNorwich-08	-	-	-	-	-	-	-	-