

Statement required under Regulation 30(1)(d)(iii) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

Local Authority reference: 22/00434/F
Location of development: Anglia Square including land and buildings to the north and west, Anglia Square, Norwich

Description of development (summary):

Hybrid (Part Full/Part Outline) application for the comprehensive redevelopment of Anglia Square, and car parks fronting Pitt Street and Edward Street for: up to 1,100 dwellings and up to 8,000sqm (NIA) flexible retail, commercial and other non-residential floorspace including Community Hub, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), car club spaces and associated works to the highway and public realm areas. Due to the size of this application, all plans and documents can be viewed online at www.norwich.gov.uk/angliasquare.

Statement:

An application for the above development was received by the Council on 8th August 2022. The application was considered at a meeting of the Council's Planning Applications Committee on 28th April 2023, at which the committee resolved to grant planning permission subject to the completion of a legal agreement. A copy of the committee report and accompanying appendices, which include details of consultation responses and how they were addressed as well as full details of how the effects of the development were assessed, is available on the Council's website at www.norwich.gov.uk/angliasquare.

The following is produced to comply with the EIA Regulations:

The project has been screened as Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). The planning application has been supported by an Environmental Impact Assessment which has assessed the environmental impact of the development on: socio-economic, archaeology, ecology, highways/traffic/transport, air quality, environmental noise, heritage and townscape. highways, traffic and transport, built environment; archaeology, noise, air quality, social - economic, European protected sites and townscape and visual. The assessment has included an assessment of residual and cumulative effects.

Socio-economic impact is considered under Main issue 6 of the planning application committee report. The assessment encompasses; employment, deprivation, housing, crime, education, health, community facilities, community cohesion and open-space and recreation. The table on page 90 of the committee report sets out residual effects. The effect is judged to be negligible or beneficial in all cases with the exception of a minor adverse impact on existing uses and employment during the construction phase. The S106 Obligation secures measures to mitigate this impact through an Anglia Square Management Plan.

Archaeology impact is considered in paragraphs 765 – 770 of the planning application committee report. Norfolk County Council Historic Environment Service (HES) have recommended the imposition of a planning condition that is tailored to reflect the phased nature of the development and allow demolition of existing structures to existing ground level/floor slab level without the need for an approved archaeological Written Scheme of Investigation and associated discharge of condition application being in place. A planning condition has been imposed requiring prior to the commencement of any ground works the approval of a detailed Written Scheme Investigation. Subject to an agreed programme of archaeological work, the development is judged to have a minor/negligible residual effect which is not significant in the terms of the EIA Regulations

Ecology impact, specifically impact of the development on European designated sites of nature conservation interest is considered under Main issue 3 of the planning application report. The council has undertaken an Appropriate Assessment in relation to the impact of development on recreational visits to sites protected under the Habitat Regulations Directive and on nutrient enrichment given the reliance of the development on connection to Whitlingham Water Recycling Works for the disposal of foul waste. In relation to the former, the S106 Obligation secures a Recreational Avoidance Mitigation contribution to mitigate the in-combination' impact of development on Norfolk's sensitive sites and a green infrastructure contribution to fund the improvement of green spaces close to the site. In combination with on-site green infrastructure (secured by planning condition) mitigation has been secured to ensure that the project will not result adversely affect the integrity of the Special Areas of Conservations (SACs) in the county, including the Broads and the Norfolk Coast. In relation to nutrient enrichment, the S106 Obligation secures the purchase of sufficient mitigation credits available under the Norwich City Council Water Usage Retrofitting Mitigation Scheme (March 2023) to ensure that the development is nutrient neutral and will not adversely affect the integrity of the Broads SAC – Yare Broads and Marshes SSSI and Broads Ramsar sites.

Highways, Traffic and Transport are considered under Main issue 10 of the planning application report. In terms of vehicular traffic impact, the Environmental Statement (ES) indicates a minor beneficial impact. The highway authority has raised no objection to the proposed development and commented that the application offers improvements to the surrounding highway, benefiting both residents of the development and the wider community and promotes the use of active and sustainable travel. The project does not include replacement public parking and has been designed to include integrated cycle parking, below policy levels of residential parking (all with electric charging facilities), car club and a segregated cycle route through the site. These aspects of the development are secured by planning condition and or S106 Obligation along with off-site highway improvements, travel plans and public transport improvements.

Air quality is considered under Main 11 of the planning application report. No anticipated air quality impact of the development is predicted due to no traffic increases being forecast and no on-site air pollutant emitting energy generation being planned. The assessment has considered the currently elevated air pollution levels and the introduction of new residential receptors to the location. The results show that the air quality strategy objectives will be met across the proposed

development site and therefore there is no significant air quality effect. Planning conditions and or S106 Obligation secure: the provision of electric charging provision for residential and car club parking spaces; the energy strategy for the site and a Construction Environmental Management to mitigate the impact of the demolition and construction phase.

Environmental Noise is considered in paragraphs 740 – 748 of the planning application report. Acoustic glazing and where necessary acoustically treated trickle vents are proposed. With these measures in place the internal noise requirements set out within BS8233:2014 will be achieved, thus affording protection from noise and protecting the health and well-being of future residents of the development. On this basis the ES quantifies the impact on future residents of the development from noise to be 'negligible'. In making this judgement it is indicated that account has been taken of the cumulative effect of the development along with other committed developments in the area. It is a requirement that at reserved matters stage further noise assessment is undertaken in relation to external noise levels and outdoor amenity space. This will inform the location and design of balconies and other external amenity areas. In terms of the demolition and construction stage a planning condition secures a detailed Construction Management Plan which will be required to include a range of measures designed to minimise noise and vibration, including selection of plant and working methods, controlled working hours, enforcement of noise and vibration limits, boundary fencing and noise monitoring. The ES indicates that without mitigation the impact on demolition noise and vibration on existing shops and offices on the site and Magdalen Street is assessed as moderately adverse and on residents on Edward Street as major adverse. Adherence to the CEMP is recommended to mitigate impact with these measures in place the impact will be reduced to minor adverse and moderate adverse accordingly. The impact of construction noise and vibration on Edward Street residents with mitigation in place is assessed as minor adverse.

Heritage and townscape are considered under Main issue 7 of the planning application committee report. Tables on pages 108, 124 -128 set out in detail the operation effects of the development on built heritage and visual receptors. Harm to the significance of two designated heritage assets due to a change to their setting has been identified St Augustine's Church (Moderate-Major Neutral-Adverse) and 2-12 Gildencroft (Minor-Moderate Neutral-Adverse). This has been given great weight in the decision, especially in relation to St Augustine's Church with its grade I status. The total loss through demolition of the non-designated assets 43/45 Pitt Street and the warehouse to the rear of 47-51 Pitt Street will also arise. In terms of townscape, view 24 (north-east corner of St Augustine's churchyard has been assessed as experiencing a Moderate-Major Neutral Adverse residual effect. Set against this, no effect, neutral or beneficial effect has been identified in relation to all other assessed heritage assets and visual receptors. This includes moderate beneficial effect on the Norwich City Centre Conservation Area.