

1. INTRODUCTION

- 1.1 This Supplementary Environmental Information (SEI) has been prepared by Icení Projects on behalf of Weston Homes and Columbia Threadneedle (hereafter referred to as the 'Applicant') to Norwich City Council ('NCC').
- 1.2 It supplements the original ES prepared in March 2018 ("the Original ES" hereafter) and should be read in conjunction with that document. The Original ES was submitted in support of a hybrid application for the comprehensive redevelopment of Anglia Square, Norwich (LPA ref: 18/00330/F).
- 1.3 The planning application consultation period formally ended on Monday 14th May 2018. The Applicant has now submitted several amendments to the original planning application together with additional, revised or addenda documents to take account of the consultation responses received from NCC, statutory consultees and the public during the consultation process.
- 1.4 In response to comments received on the application to date, and having regard to subsequent discussions with NCC and relevant consultees, and further technical work, the proposed amendments to the original submission can be broadly summarised as follows:
- **Proposed Marker building** – (Part of Block E) – Complete redesign with reduction in height by 5 storeys combined with replacement elevational design and materials strategy to emphasize slender proportions, and revisions to the internal layout;
 - **Block A** – Amendments to the elevation design and proposed materials, inclusion of public toilets and 'Changing Places' facilities;
 - **Block D** – Part reduction to four storeys in height to provide roof for communal amenity;
 - **Gildengate House (Block J) and Block E** - Revised proposed illustrative dwelling mix to compensate for removal of one bedroom units from Marker Building and Block D;
 - **Landscape** - Revisions to the landscape strategy, including design changes to reduce deflections for cyclists and incorporate a play trail throughout the public domain, changes to the layout of St George's Square to include a water feature and Anglia Square to include a larger canopy, landscape changes associated with introduction of laybys, a wider crossing and revised western junction on Edward Street, and introduction of a shared cycle / pedestrian path on Pitt Street;

- **Flexible Commercial Floorspace** - Additional flexibility for the 5,430 sqm ground floor flexible retail, services, food and drink and non-residential institution floorspace (Use Classes A1/A2/A3/A4/D1/Sui Generis (bookmakers and/or nail bars, up to 550 sqm) within the outline element to also include B1 uses within the 'Lifestyle retail' and 'Leisure' units identified in the Retail Strategy Report Rev A.

- **Highways Improvements**
 - Improvements to the Yellow Pedalway on Edward Street to the north of the application site (to be secured by s.106 obligation).
 - Improvements to the alignment for cyclists through St George's Street / St George's Square, and Botolph Street / Anglia Square.
 - Alternative shared pedestrian / cycle route provided along Pitt Street off carriageway.
 - Reduction of the kerb radii at the Edward Street/ New Botolph Street junction and an improved pedestrian crossing facility at this location across Edward Street
 - Reduction in width of the vehicular entrance to the proposed multi storey car park, together with a raised table at this location on Edward Street.
 - Reduction in residential car parking from 950 to 940 spaces.

1.5 Hereafter these are referred to as 'the Amended Scheme' or 'the changes to the scheme'.

1.6 Due to the changes to the scheme, the Applicant has considered it necessary to revisit the Original ES to review the potential for significant environmental effects associated with the design changes, and test whether the conclusions remain valid. The relevant technical consultants (which are the same as those involved in the preparation of the Original ES) have reviewed the amendments on the planning application drawings. Their appraisals, including revised assessments where necessary, are presented in this SEI. This SEI should be read in conjunction with the other documentation submitted as part of planning application LPA ref: 18/00330/F.

1.7 It is important to note that these amendments are limited in scope and have resulted in minimal alternations to the parameters of the development which were considered in the Original ES. The most substantial change relates to the reduction of the marker building by 5 storeys. A copy of the revised parameter plans is enclosed at **Appendix SEI 1.6**. As the original EIA assessed a worst case / maximum development scenario, it is considered that the parameters of the Original ES allowed flexibility for alterations to the scheme and on this basis, this SEI demonstrates that the technical assessments of effects remain valid and unchanged.

1.8 The two areas where there is a risk of additional or different significant impacts are Townscape and Visual Amenity, and Cultural Heritage, largely as a result of the reduction in height of the marker building.

1.9 Copies of the Original ES and this SEI are available to view at NCC's offices. Alternatively, Icen Projects will be able to assist and can be contacted as follows:

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1.10 A fee of £100 will be charged for each hard copy provided or £35 per CD copy.

1.11 The following sections of this SEI follow the same format of the Original ES as follows. As this is supplementary information to the original ES, both should be read in tandem.

- Chapter 1 - Introduction;
- Chapter 2 - EIA Methodology;
- Chapter 3 – Description of the Site and Surroundings and Background;
- Chapter 4 – Proposed Development and Alternatives;
- Chapter 5 - Construction Methodology and Programme;
- Chapter 6 - Highways, Traffic and Transport;
- Chapter 7 – Built Heritage;
- Chapter 8 – Archaeology;
- Chapter 9 – Noise;
- Chapter 10 - Air Quality;
- Chapter 11 – Socio – Economics;
- Chapter 12 –Ecology;

- Chapter 13 – Townscape and Visual; and
- Chapter 14 - Cumulative Effects, Impacts and Mitigation.

1.12 Any supplementary technical background information (plans, diagrams, tables and technical reports) relevant to this SEI is included in the Appendix of this document or bound separately.

Adopted NPPF Framework (July 2018)

1.13 Since the submission of the original ES, the Government has published its updated National Planning Policy Framework (NPPF) in July 2018. Whilst the new NPPF has amended a number of policies, it is considered that these policies do not materially change the findings of the original ES, however, for completeness the policies relevant to the Proposed Development are addressed in the technical chapters where relevant. The new version is referred to as the 'NPPF 2018' in those documents.