



DECEMBER
2017

Request for a Scoping Opinion

Anglia Square, Norwich

Iceni Projects Limited on behalf of
Weston Homes PLC & Columbia
Threadneedle
December 2017

ICENI PROJECTS LIMITED
ON BEHALF OF WESTON
HOMES PLC & COLUMBIA
THREADNEEDLE

Iceni Projects

London: Flitcroft House, 114-116 Charing Cross Road, London, WC2H 0JR
Glasgow: Suite 2/1, The Mercantile Chambers, 53 Bothwell Street, Glasgow, G2 6TS
Manchester: That Space, 31-33 Princess Street, Manchester, M2 4EW

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com
linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

Request for a Scoping Opinion
ANGLIA SQUARE, NORWICH

CONTENTS

1.	INTRODUCTION.....	1
2.	DESCRIPTION OF THE SITE.....	2
3.	PROPOSED DEVELOPMENT..... ERROR! BOOKMARK NOT DEFINED.	
4.	ESTABLISHING THE SCOPE OF AN EIA	7
5.	MATTERS TO BE SCOPED INTO THE EIA	9
6.	MATTERS TO BE SCOPED OUT OF THE EIA	21
7.	REQUEST	23

APPENDICES

A1. SITE LOCATION PLAN

A2. ILLUSTRATIVE MASTERPLAN

1. INTRODUCTION

- 1.1 This request for a Scoping Opinion from Norwich City Council has been prepared by Icen Projects Ltd on behalf of Weston Homes PLC and Columbia Threadneedle (the Applicants) under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), in relation to the Proposed Development at Anglia Square, Norwich.
- 1.2 A previous Scoping Opinion was issued by the Council on 4 May 2017, however, the scheme and the redline has changed and therefore, we are seeking an updated Scoping Opinion from the Council.
- 1.3 The Proposed Development comprises the redevelopment of the Site to provide up to 1,350 new residential dwellings (Use Class C3), a proportion of which could be delivered as a hotel (Use Class C1) or student accommodation (Sui Generis). In addition, up to 15,000 sqm GIA (including servicing areas and loading bays) of commercial floorspace at principally ground floor and mezzanine level as retail (A1/A2/A3/A4 Use Classes), but to include a cinema (Use Class D2) of up to 2,350 sqm GIA, and other non-residential uses of approximately 500 sqm GIA to include workshop/ artist studio space, community space, office, and/or a doctor's surgery will be provided on the lower floors, with associated public and private car parking and access, landscaping and servicing.
- 1.4 In accordance with section 15 of the EIA Regulations, this request includes the following:
- a plan sufficient to identify the land (Appendix 1);
 - a brief description of the nature and purpose of the development, including its location and technical capacity (Sections 4 and 5 of this document);
 - an explanation of the likely significant effects of the development on the environment (Section 4 and 5 of this document); and
 - such other information or representations as the person making the request may wish to provide or make (contained throughout this report).

2. DESCRIPTION OF THE SITE

- 2.1 The Site is identified on the Site Location Plan enclosed at Appendix 1. The Site measures approximately 4.17 hectares and currently comprises previously developed land broadly defined by St Crispins Road to the south, Pitt Street and New Botolph Street to the west, Edward Street to the north, Magdalen Street to the east and the remainder of Anglia Square Shopping Centre to the south east. An additional parcel of vacant land on the north-western side of New Botolph Street currently used for surface level car parking is also included within the Proposed Development site, as well as an area of land immediately to the north of Edward Street and west of Beckham Place, also currently used for surface level car parking.
- 2.2 The eastern half of the Site includes the majority of the existing Anglia Square Shopping Centre, including the central open space element to the existing retail facility and Gildengate House. The south east corner of the shopping centre is to be retained by the landowner and is anticipated to come forward for development as a future separate proposal (subject to a separate planning application) following the redevelopment of the remainder of the Site.
- 2.3 This area surrounding the Site (the 'northern city centre') is historically one of the longest settled parts of Norwich and contains a wealth of heritage, as well as functioning as part of Norwich's retail and leisure centre. Despite its location and heritage, the area has experienced physical and economic decline for several decades, including closure of large scale offices at Sovereign House and Gildengate House, a decline in retail and public realm quality, and the closure of the multi-storey car park within the Site. Recent highways improvements including a new one-way traffic gyratory system for St Augustine's Street / Magpie Road / Edward Street and improvements to Gildencroft Park have benefitted the area but significant additional investment is required to deliver its regeneration.
- 2.4 The Site is broadly defined by the following boundaries:
- St Crispins Road to the south (except the south-west corner of the Site);
 - Pitt Street and New Botolph Street to the west;
 - Edward Street to the north;
 - Magdalen Street to the east;
 - The remainder of Anglia Square Shopping Centre to the south east corner;

- An additional parcel of vacant land on the north-western side of New Botolph Street, bounded by the rear of the houses on Augustine Street to the north-west and Rose Yard to the south-west currently used for surface level car parking; and
- An area of land immediately to the north of Edward Street and west of Beckham Place, also currently used for surface level car parking.

2.5 The eastern half of the Site includes most of Anglia Square Shopping Centre, including the central open space element to the existing retail facility and Gildengate House. The remainder of the shopping centre is retained by the landowner.

2.6 The Site includes a number of existing buildings and structures in addition to the above including the vacant former office building Sovereign House, a vacant and condemned multi storey car park fronting Edward Street. In addition, the mostly vacant office building, Gildengate House, (which is partially occupied by artist on temporary occupation arrangements), the current Hollywood Cinema at first floor level, two vacant nightclubs at first floor level under part of the cinema, and Surrey Chapel Free Church, additional commercial uses along Pitt Street and surface level car parking on the north-western part of the Site.

2.7 Anglia Square is situated within the northern part of Norwich City Centre, and is surrounded by a range of different uses including residential dwellings, commercial properties and community facilities. The built form of the surrounding area varies widely in terms of its age, scale and architectural style but reflects medieval and later street patterns.

2.8 Having regard to the Council's 2010 Northern City Centre Proposals Map, the Site is located within a Large District Centre and contains a number of Defined Retail Frontages, as well as being within an Area of Main Archaeological Interest and the City Centre Conservation Area. Parts of the Site are also designated as Flood Zone 2, Urban Greenspace and Publicly Accessible Recreation Open Space.

3. PROPOSED DEVELOPMENT

3.1 The application proposals are currently being finalised by the project team in consultation with the Council and various stakeholders. However, the following broad parameters have been established:

- Demolition and clearance of all existing structures within the application site, with the potential exception of Gildengate House which may be retained and enhanced/ extended.
- New residential dwellings (anticipated to be predominantly 1 and 2 bedroom flats).
 - Maximum of approximately 1,350 units (Use Class C3)
 - Minimum of approximately 1,100 units (Use Class C3), with potential for the equivalent floorspace of up to 250 residential units to be provided as either residential (Use Class C3), student accommodation (Sui Generis) and/ or hotel floorspace (Use Class C1)
- Commercial floorspace of up to approximately 15,000 sqm GIA which could comprise:
 - Retail floorspace (Use Classes A1/A2/A3/A4) – between 8,000 sqm and 15,000 sqm including servicing areas, loading bays and other ancillary floorspace
 - New larger replacement cinema (up to 2,350 sqm GIA) (Use Class D2)
 - Other non-residential floorspace (up to approximately 500 sqm GIA), to include workshop/ artist studio space, community use, office and/ or doctor's surgery
- Potential relocation of Surrey Chapel Free Church
- A new multi-storey car park (providing approximately 1000 parking spaces of which approximately 600 will be for public use)
- Development ranging from 2 to 14 storeys in height, with a potential tower element of up to approximately 25 storeys
- Associated infrastructure to support the development including access, roads, vehicular parking and servicing areas, footways/ paths, cycleways, foul and surface water drainage, open space and landscaping.

3.2 Based on the latest emerging proposals, it is envisaged that the Proposed Development will comprise 6 distinct areas of built form, set out around two new principal north-south and east-west pedestrian/ cycle routes running across the Site, and focussed on two public open spaces (a retained, repositioned and enhanced Anglia Square and a new public space to the west). These can be broadly described as follows:

Northeast

- Demolition of existing structures including multi-storey car park.
- Provision of new multi-storey car park (approximately 1000 spaces) with access from Edward Street. Approximately 600 spaces will serve the new commercial floorspace with the remainder serving private residential units.

- Service yard at ground floor level, accessed from Edward Street.
- Commercial uses at ground floor level comprising up to approximately 4,500 sqm within Use Classes A1/A2/A3, potentially including a convenience foodstore (Use Class A1) of up to approximately 800 sqm and flexible commercial/community facilities.
- Residential development of up to approximately 350 dwellings (Use Class C3) at first floor level and above, including a wrap-around to the car park.
- Maximum height of approximately 11 storeys.

Northwest

- Clearance of site including existing surface level car parking facilities.
- Development parcel fronting New Botolph Street to the northwest, situated between two pedestrian/ cycle access points from the junction of New Botolph Street & Edward Street and New Botolph Street & Pitt Street.
- Commercial uses at ground floor level comprising up to approximately 700 sqm within Use Classes A1/A2/A3/A4 and flexible commercial / community space.
- Residential development of up to approximately 50 dwellings (Use Class C3) at first floor level and above.
- Maximum height of approximately 7 storeys.

West

- Demolition of existing buildings and clearance of site.
- Development block presenting a continuous edge to the western part of the Site adjacent to Pitt Street and the southern edge of New Botolph Street, the western side of the extended St George Street and the northern side of St Crispins Road.
- Car park to provide approximately 700 spaces accessed from Pitt Street.
- Vehicle drop-off/ taxi facility.
- Commercial uses at ground floor level comprising up to approximately 3,250 sqm within Use Classes A1/A2/A3/A4.
- Other non-residential uses up to approximately 500 sqm to include potential workshop/ artist studio space, community office and/or a doctor's surgery.
- Residential development of approximately 500 dwellings (Use Class C3) at first floor level and above, of which up to 250 dwellings could be substituted for a hotel or student accommodation.
- A range of building heights from 5 to 14 storeys, with a potential tower of up to approximately 25 storeys.

East

- Demolition of existing buildings and structures (with the potential exception of Gildengate House).
- Development block presenting a continuous edge to the eastern side of the extended St George Street, the southern side of proposed Botolph Street and re-aligned Anglia Square,

the rear (western) party wall of the retained Anglia Square and northern side of St Crispin Street.

- Service yard and car park (including possible basement level), providing approximately 150 spaces) accessed from St Crispins Road.
- Commercial uses at ground floor level comprising up to approximately 4,000 sqm within Use Classes A1/A2/A3/A4.
- Provision of a new cinema of up to 2,350 sqm.
- Residential development of approximately 350 to 400 dwellings (Use Class C3) at first floor level and above – which could include a conversion and extension of Gildengate House.
- Maximum height of approximately 12 storeys.

North of Edward Street

- Clearance of site including existing surface level car parking.
- Potential replacement premises for Surrey Chapel.
- Residential development comprising approximately 40 dwellings (Use Class C3).
- Vehicular access to church/ residents' car park from Edward Street/ Beckham Place.
- Parking provision of approximately 20 spaces.

North of New Botolph Street

- Residential development comprising approximately 50 dwellings including 9 terrace houses (Use Class C3).
- Vehicular access to residents' car park from Edward Street.
- Potential pedestrian access to Rose Yard to the southwest.
- Parking provision of approximately 25 spaces.

3.3 It should be noted that the amount of development identified for each block above accounts for an element of flexibility in both the commercial and residential quantum. This is intentionally factored in to allow flexibility over the precise height and footprint of buildings. However, it should be noted that the overall quantum of development is not anticipated to exceed that listed in paragraph 3.1 above.

3.4 It is anticipated that the forthcoming application will be hybrid in nature, with full details provided relating to Phase I (focussing on the provision of the multi storey car park and development of the eastern and north-eastern part of the Site as well as the tower element of the west phase), and subsequent phases relating to the southern and western parts of the Site being dealt with in outline.

4. ESTABLISHING THE SCOPE OF AN EIA

- 4.1 The aim of the EIA is to establish the nature of the development and the environment in which the development will take place. Its purpose is to identify likely significant effects on the environment that may arise, by comparing the existing situation at the start of the work (baseline) with the situation once the proposals are in place.
- 4.2 The EIA process will be reported in the form of an Environmental Statement (ES). The proposed content of this ES and the methodologies to be adopted in the assessment of various effects are specified in this report, in order to enable the Council to respond on the potential scope of the EIA. Where no impacts have been identified or where potential impacts have been identified, but where they are considered not to result in significant environmental effects, these are suggested to be scoped out from assessment as part of the EIA.
- 4.3 Regulation 15 of the EIA Regulations sets out the requirements for obtaining a 'Scoping Opinion' from the relevant planning authority. This Report sets out the framework within which the ES will be produced and the topic areas and information that will be contained within the document.
- 4.4 Paragraph 33 of the EIA chapter of the National Planning Practice Guidance provides further discussion regarding the scope of an Environmental Statement, emphasising that the focus should be on the 'main' or 'significant' environmental effects to which a development is likely to give rise, and that the ES should be no longer than is necessary to properly assess those effects. The EIA should only address those significant environmental effects of the development and as such, the remainder of this Report outlines effects of this kind. It also outlines where a particular matter will not be significantly impacted upon by the Proposed Development and the reasons for this conclusion, with the aspiration of scoping out this particular matter.
- 4.5 The NPPG further explains that a scoping opinion from the LPA should be proportionate, which entails being tailored to the specific characteristics of the development and the main environmental features likely to be significantly affected.
- 4.6 Based on the above, the following sets out the proposed scope of the ES relating specifically to those matters that are considered could have a significant effect on the environment. These are:
- Cultural Heritage;
 - Townscape and Visual Assessment;
 - Highways, Traffic and Transport;

- Air Quality;
- Noise and Vibration;
- Flooding and Drainage;
- Socio-economic;
- Ground Conditions; and
- Ecology.

4.7 Those matters not considered to be significantly affected by the Proposed Development, and therefore appropriate to be scoped out of the EIA are as follows:

- Archaeology;
- Arboriculture; and
- Energy and Sustainability

4.8 Although the above issues (at paragraph 4.7) are not considered to have significant environmental effects, they will be addressed in the supporting documents for the planning application.

5. MATTERS TO BE SCOPED INTO THE EIA

- 5.1 In order to inform the Council's opinion as to whether the proposals for Anglia Square comprise EIA development, and if so to establish the appropriate scope of the EIA, we set out below a consideration of the location, scope and possible effects of the development based on the latest emerging proposals and the technical work undertaken to date.

Built Heritage Assessment

- 5.2 The purpose of this assessment is to describe the baseline condition of the Site and its surrounding area and the potential effects of the Proposed Development on built heritage assets. In light of the number, density and high significance of receptors in this particular instance, this subject area will be treated separately, though with reference to the townscape character areas in relation to the conservation area. Due to the complexity of the context and the extent of the Proposed Development, the impact on Townscape and Visual amenity will be assessed separately (see below). The nature of the potential effects arising from the Proposed Development are likely to be interconnected and therefore the Built Heritage Assessment will be used to inform the Townscape and Visual Assessment and vice versa.
- 5.3 A Built Heritage Assessment (BHA) will inform the emerging development proposals and will form the baseline study. This document will include a Heritage Statement that will identify the relevant built heritage receptors and will provide a proportionate assessment of significance which informs the assessment of effects of the Proposed Development upon this significance, in order to satisfy the requirements of paragraph 128 of the National Planning Policy Framework (NPPF). This study will further include an assessment of the Norwich City Conservation Area, focussing on the nearby character areas and consider the potential effects of the Proposed Development. An assessment of agreed key views will also inform the assessment of effects on built heritage assets. The BHA will form a technical appendix to the Chapter.
- 5.4 The assessment of heritage assets will be undertaken in accordance with relevant guidance, including but not limited to, Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets; Seeing History in the View (Historic England, 2011); GPA 4: Tall Buildings; and Conservation Principles, Policies and Guidance (Historic England, 2008).

Study Area

- 5.5 In regard to built heritage, the Site is included within the Norwich City Centre Conservation Area, near its northern boundary and wholly within the Anglia Square character area. None of the buildings within the Site are statutorily listed, and indeed a certificate of immunity from listing was issued on 2

May 2017 by Historic England in respect of Sovereign House (including OD stores). However, the Site boundary includes one locally listed building, a former public house on Pitt Street.

- 5.6 Furthermore, the Site lies within a heavily designated area with a high number of statutorily listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Additional Conservation Areas situated in close proximity, the sensitivity or settings of which have the potential to be affected by the Proposed Development. In addition, there are also a large number of non-designated built heritage assets (locally listed buildings) that lie in proximity to the Site. The majority of these designated and non-designated built heritage assets lie within the Norwich City Centre Conservation Area and are principally situated to the south of the Site. The plan provided at Appendix 2 illustrates the location of all identified designated built heritage assets within 1km of the Site, in total 699 assets comprising 676 listed buildings (521 Grade II, 103 Grade II* and 52 Grade I), 15 Scheduled Ancient Monuments, 4 Registered Parks (1 of which is Grade II*) and 4 conservation areas. In addition to the above the Grade II* Registered Landscape at Catton Park, situated 1.25 miles due north of the Site, has also been included within the assessment.
- 5.7 The emerging Proposed Development includes numerous new buildings ranging from approximately 4-6 to 10-12 storeys in height, with a tower element of up to approximately 25 storeys at its highest point. The tall building is currently anticipated to be located on the north-western part of the Site (to the south of the new section of Botolph Street). Given the scale, potential height and sensitivity of the historic townscape in which the Site lies, the Proposed Development has the potential to give rise to significant effects on a number of designated built heritage assets.
- 5.8 Given the large number of designated heritage assets that lie within 1km of the Site, topography, urban context and existing intervening built development and vegetation, it is considered that not all of these designated heritage assets will experience significant effects. As such, it is suggested that an appropriate search area for the assessment of heritage assets within the BHA would be a 1km buffer around the Site for built heritage assets of a high designation, including Scheduled Monuments, Grade I and II* listed buildings and Grade I and II* Registered Parks and Gardens. It is further suggested that a 1km radius is appropriate for Conservation Areas. Given the existing urban context of the Site and that much of its surroundings form a part of the Norwich City Centre Conservation Area, a 250m buffer is proposed for Grade II listed buildings and locally listed buildings (non-designated heritage assets). These heritage assets are identified within the plan at Appendix 3. Relevant non-designated heritage assets within a 250m radius will also be identified for assessment.
- 5.9 It should be noted that it is not intended for the Grade II listed buildings beyond 250m of the Site to be scoped out of the assessment altogether. The vast majority of these are included within the Norwich City Centre Conservation Area (as per the plan at Appendix 2) and it is thus considered the potential effects upon these heritage assets can largely be considered within the assessment of the

Conservation Area. However, the baseline BHA will include a proportionate assessment of significance of relevant heritage assets and the Proposed Development's potential effects and this will further inform the identification of those assets that will experience likely significant effects and should be scoped in to the ES Chapter.

- 5.10 On-going consultation with NCC and Historic England will seek to agree the key built heritage assets for which there is the potential for significant effects and which the ES Chapter will thus include.
- 5.11 The assessment of potential effects upon built heritage assets, both individually and collectively where the grouping of assets is appropriate, will be informed by the identification of a set of key representative viewpoints. These will be agreed in consultation with NCC and Historic England and will cover a range of different townscape views from around a compass from which the Proposed Development will likely be visible, in order to provide a representative assessment. These viewpoints will include a variety of short, medium and long distance townscape views, including the identification of any strategic viewpoints. Assessment work is currently ongoing to agree these viewpoints with NCC. In the absence of the appropriate level of available data required to produce an accurate digital Zone of Theoretical Visibility (ZTV) of the Proposed Development, the locations of key representative viewpoints will be identified manually through desk-based assessment and site visits. This has included the instruction of a specialist visualisation company who have produced non-verified views of the Proposed Development from NCC's initial 57 viewpoints that they have identified as being potentially sensitive. This study has been used, and continues to be used, to inform discussions on the key viewpoint locations with NCC in order to seek agreement on a final set of views. It is further proposed that these will also be agreed with Historic England given the highly designated heritage context of the Site's surroundings.
- 5.12 The agreement on the built heritage baseline is an on-going process of engagement and will be kept under review and will be amended during the course of the assessment process, if and when new information becomes available, or additional assets or receptors are identified – hence the inclusion of Catton Park which is situated outside the 1km study area. The assessment will also take account of relevant nearby redevelopment proposals, e.g. St Mary's works.
- 5.13 The full assessment methodologies for built heritage, townscape and visual effects will be agreed during on-going consultation with NCC and Historic England.

Likely Significant Effects

- 5.14 The alignment, height, scale and massing of the Proposed Development, together with the provision of new buildings and public realm, has the potential to change the existing townscape character, in addition to views, to and from the Site and also the setting of a number of designated and non-designated heritage assets. The proposed introduction of a tall building in particular, has the potential to give rise to significant effects on built heritage both in terms of the construction and operational

phases. The significance of this will depend on the identified receptors' sensitivity and the magnitude of effect.

Townscape and Visual Assessment

- 5.15 The purpose of these assessments is to describe the baseline condition of the Site and its surrounding area and assess the potential impact of Proposed Development on townscape and the visual amenity of heritage assets. These two types of receptors are likely to be interrelated, particularly within a dense urban environment, and it is therefore sensible to assess these under one single document. In addition to this, the Built Heritage Assessment will be carried out by CGMS, assessing the likely effects of new development on heritage receptors, which is also interconnected with this assessment and should be referred to in conjunction with this report.
- 5.16 A Townscape and Visual Impact Assessment (TVIA) will inform the emerging development proposals and will form the baseline study. This document will include an assessment of existing townscape, the baseline, considering the potential effects of the Proposed Development on identified townscape elements and a visual assessment, considering changes in visual amenity resulting from the Proposed Development experienced by the viewer, the 'visual receptors'. An assessment of agreed key views will also inform the assessment of effects on both townscape and visual amenity. The TVIA will form a technical appendix to the Chapter.
- 5.17 The assessment of townscape character and views will be broadly based on the principles set out in the third (2013) edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA), produced by the Landscape Institute and Institute of Environmental Management and Assessment. These 'landscape' principles will form a general guide to the method to be used to assessing the 'urban landscape'. The TVIA will therefore also take into consideration other guidance including that set out in: the Department of the Environment, Preparation of Environmental Statements for Planning Projects that Require Environmental Assessment, Good Practice Guide (1995); EU Directive 85/387/EEC as amended by 97/11/EC - The Assessment of Effects of Certain Public and Private Projects on the Environment; Town and Country Planning (EIA) Regulations (2017); Department of Environment, Transport & the Regions, EIA- A Guide to Procedures (2000); Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (2012); Planning Practice Guidance (2014); Commission for Architecture & the Built Environment/English Heritage, Tall Buildings Guidance (2007); Historic England's Setting and Views of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2015); Historic England, Historic Environment Good Practice Advice in Planning, Note 4: Tall Buildings 2015; and all relevant local policy.

Study Area

- 5.18 The 'townscape study area' will include the surrounding townscape context of the Site. It will consider an area of approximately 500 metres surrounding the Site, subject to the findings of the baseline

townscape assessment; the conclusions of which will identify the townscape receptors and where visual receptors are likely to be affected by the Proposed Development. The assessment of townscape character and visual amenity will be informed by the identification and assessment of existing townscape character, as well as the Built Heritage Assessment (produced by CGMS) which provides a study of the historic development of the Site and its surroundings through a study of relevant publications, maps and aerial photographs, and further informed by on-site analysis through site visits. Reference will also be made to NCC's Norwich City Centre Conservation Area Appraisal which identifies a number of character areas and from which the identification of townscape character areas will be informed and based upon where relevant. The Proposed Development is likely to affect a proportion of these character areas and will build upon this characterisation work.

- 5.19 The assessment of potential effects upon townscape character and visual amenity will be informed by the identification of a set of key representative viewpoints. These will be agreed in consultation with NCC and Historic England and will cover a range of different townscape views from around a compass from which the Proposed Development will likely be visible, in order to provide a representative assessment. These viewpoints will include a variety of short, medium and long distance townscape views, including the identification of any strategic viewpoints. Assessment work is currently ongoing to agree these viewpoints with NCC. In the absence of the appropriate level of available data required to produce an accurate digital Zone of Theoretical Visibility (ZTV) of the Proposed Development, the locations of key representative viewpoints will be identified manually through desk-based assessment and site visits. This has included the instruction of a specialist visualisation company who have produced non-verified views of the Proposed Development from NCC's initial 57 viewpoints that they have identified as being potentially sensitive. This study has been used, and continues to be used, to inform discussions on the key viewpoint locations with NCC in order to seek agreement on a final set of views. It is further proposed that these will also be agreed with Historic England given the highly designated heritage context of the Site's surroundings.
- 5.20 The agreement on the townscape and visual amenity baseline is an on-going process of engagement and will be kept under review and will be amended during the course of the assessment process, if and when new information becomes available, or additional assets or receptors are identified.
- 5.21 The full assessment methodologies for built heritage, townscape and visual effects will be agreed during on-going consultation with NCC and Historic England.

Likely Significant Effects

- 5.22 The alignment, height, scale and massing of the Proposed Development, together with the provision of new buildings and public realm, has the potential to change the existing townscape character, in addition to views, to and from the Site. The proposed introduction of a tall building in particular, has the potential to give rise to significant effects on townscape and views, both in terms of the

construction and operational phases. The significance of this will depend on the identified receptors' sensitivity and the magnitude of change.

Highways

- 5.23 The proposal includes residential car parking and replacement town centre parking. The number of existing public parking spaces across a number of sites which are currently within the red line of the proposed scheme totals circa 1,450 spaces. As part of the proposed scheme, the public parking spaces would be consolidated into a single high quality multi storey (public) car park, which will include approximately 600 spaces for public use and assist in reducing the vehicular impact of the scheme.
- 5.24 The proposals would result in a significant increase in residential dwellings in this location, however residential parking provision over and above the aforementioned 600 public car parking spaces will be up to approximately 0.7 to 0.9 parking spaces per unit. The Site is highly accessible by public transport and on foot. Proposals for the Site include food retail along with other amenities and facilities. Therefore, the need to travel and resultant congestion is also likely to be significantly reduced. Increased traffic in this location is, therefore, unlikely to have significant environmental effects to warrant a full EIA on its own.
- 5.25 The Site is in a City Centre location where a high number of vehicles and some congestion is expected. The introduction of a gyratory road layout has improved road and air quality conditions in the vicinity of the Site. The consolidation of the existing public car parks on site into a proposed single high quality multi storey (public) car park will reduce the number of public parking spaces from circa 1,450 to 600. This reduction in short stay parking spaces and the potential turnover of vehicles that could have been generated within those spaces will assist in reducing traffic associated with this development.
- 5.26 It is not anticipated the retail element of the Proposed Development will generate many new trips onto the network. All research confirms the view that very little new traffic is likely to be generated by new retail development, as the trips are normally primary transfer trips, pass-by trips and diverted trips that are currently on the network. Only a small number of trips are completely new and in practice the value is so small they have an imperceptible impact on the surrounding network.
- 5.27 The ES chapter will assess the impact of the Proposed Development on the existing transport network. The aim of the assessment will be to identify, as far as is reasonably possible, the nature of the transport changes within the immediate locality of the Proposed Development, and to make appropriate recommendations.

- 5.28 The methodology adopted in assessing the likely traffic and transport impacts will be based upon the Institute of Environmental Assessment document 'Guidance Notes No. 1: Guidelines for the Environmental Assessment of Road Traffic' (GEART), 1993, and in accordance with the Government's planning policies for England as set out in the NPPF. Where significant adverse impacts are identified, mitigation will be outlined to reduce them to an acceptable level. A separate Transport Assessment (TA) Scoping Note is being prepared and will be agreed with NCC, Highways England (HE) and Norfolk County Council.

Air Quality

Potential Impacts

- 5.29 The Proposed Development site is surrounded by a local road network including the A147 on the southern boundary.
- 5.30 The A147 is a 'ring road' around Norwich and as such due to the number of vehicle movements that occur both during the day and at night, there is a potential for air quality pollutants to be present.
- 5.31 Potential pollutants may include Nitrogen Dioxide (NO₂) and Particulate Matter 10 (PM₁₀) particles.

Potential Resources and Receptors

- 5.32 The main source creating the potential pollutants is associated with vehicle movements and emissions from these vehicles, with the anticipated receptors being future residents of the proposed dwellings and users of the commercial spaces.
- 5.33 Pollutant levels could potentially increase with the introduction of new roads to service the development and an increased volume of vehicles.

Design Mitigation

- 5.34 It is understood that the scheme will include pedestrian only areas which will reduce the potential impact of air pollutants.
- 5.35 The new transport network for the Site will need reviewing with respect to potential air pollutants and at this stage the need for an air quality assessment should be considered based on number and type of proposed vehicle movements that will be associated with the Proposed Development.

Outline of Assessment Methodology

- 5.36 The Site is located within an Air Quality Management Area and therefore data will be requested from Norwich City Council for the purpose of undertaking a modelling exercise.
- 5.37 The data from the Transport Assessment will also be required to assist with the modelling exercise.

- 5.38 An assessment will be prepared following the modelling and will include mitigation measures as required to meet the required standard.

Noise

Potential Impacts

- 5.39 The Proposed Development site is surrounded by a local road network including the A147 on the southern boundary, which provides the main source of noise that may impact the Site.

Design Mitigation

- 5.40 Once noise levels have been calculated for the existing environment, mitigation measures can be devised to ensure achievement of both external and internal noise levels as contained within BS8233:2014 Sound Insulation and Noise Reduction for Buildings – Code of Practice.

Outline of Assessment Methodology

- 5.41 Due to the size of the development site, it is considered that two continuous noise monitoring positions will be required to suitably assess the existing noise environment over 24 hour periods.
- 5.42 A further seven 15 minute 'spot measurements' will also be retrieved from different areas of the Site to confirm the noise levels obtained by the fixed monitoring stations.
- 5.43 A technical report will then be prepared and issued with any recommendations for mitigation, for approval by the Local Planning Authority.
- 5.44 An assessment will be undertaken of the potential noise impacts that may result from the proposed construction and operation of the development including the effect of the proposed evening economy uses on the amenity of nearby existing dwellings and also future occupiers of the Site. Mitigation measures will be specified where appropriate to limit as far as possible any significant adverse impacts.

Ecology

- 5.45 There are no statutory designations of nature conservation on the Site, however, there are a number of national and European designated sites within 3 km of the Site. Due to the distance between the Site and these environmental designations the potential for any significant impact is considered to be low.
- 5.46 A desk study and Phase 1 Habitat survey of the Site has already been undertaken and the Site is considered to be of limited nature conservation value.

- 5.47 The ecology assessment for the EIA will draw upon the phase one assessment findings to establish the existing base line ecology of the Site and its surroundings. The magnitude and significance of the potential impact resulting from the development, upon these receptors will be assessed and mitigation proposed where relevant

Socio-Economic

- 5.48 The purpose of the Socio-Economic assessment will be to consider the key socio-economic impacts associated with the proposed redevelopment at both the construction and operational stages. The assessment will form part of the Environmental Statement.

Key Issues

- 5.49 It is anticipated that the main impacts will be two-fold; linked first to the redevelopment of Anglia Square and associated commercial development; and secondly, linked to the development of up to 1,350 residential units.
- 5.50 The assessment will consider the impacts upon commercial floorspace provision (including retail, restaurants and cafes, cinema and leisure facilities) in the northern Norwich City Centre and the consequent impact on employment and the local labour market. The proposals includes a net increase in commercial floorspace which is likely to lead to an overall uplift in jobs and the provision of higher quality floorspace which makes more efficient use of this key town centre site. This could be expected to lead to wider regeneration effects. The proposals could lead to the displacement of existing occupiers and businesses particularly during the construction phase. One of the key challenges is linked to the impact of the development on the existing community.
- 5.51 The provision of up to 1,350 residential units will lead to an increase in the local population. The additional population arising from the residential elements of the proposal will result in an increased demand for social and community facilities including: education, healthcare, open-space, sport and recreation, libraries, places of worship, community halls and leisure facilities.

Methodology

- 5.52 In order to assess the likely Socio-Economic impacts of the proposal; the existing level of employment floorspace and jobs supported on the application site will be established to provide a baseline position for on-site conditions and to allow consideration of the net effects over and above these. The wider town centre will also be considered subject to the availability of data.
- 5.53 A review will be undertaken of the economic and labour market characteristics of the impact area (the Northern City Centre) including its demographic profile, job growth, indices of deprivation, unemployment rates, commuting patterns, income levels and relevant housing market factors. This will establish any strengths and weaknesses of the local economy that the proposals may affect.

- 5.54 A baseline assessment identifying the current provision of housing and community resources (e.g. provision of education, healthcare, open-space, sport and recreation and other community facilities within the local area) will be undertaken, along with an assessment of any deficiencies or surplus capacity in such provision and any new facilities already planned. Taking account of the town centre location of the Site, a primary local impact area of c.1.5km is proposed as this is considered to reflect a reasonable walking distance for residents to access social and community facilities. The extent of the local impact applied may be varied for some receptors to meet best practice; in these instances, this will be clearly highlighted within the assessment. Incidents of crime in the area will be established.
- 5.55 The likely employment impacts of the proposals (commercial and residential) will be assessed by estimating employment generation both from the construction stage of the scheme and for the operation of the Proposed Development. Displacement of occupiers will be considered. For the operational impacts, estimates will be made from experience of similar facilities elsewhere and by use of typical employment densities (sourced from the HCA) applied to the proposed amount of floorspace for the different components of the scheme.
- 5.56 Appropriate employment multipliers will be applied to direct employment on the Site to estimate the indirect and induced employment generated by the proposals, taking account of expected additional expenditure within the local economy. Net additional employment impacts will be assessed by taking account of existing employment on the Site and any potential for displacement of jobs from existing facilities in the area.
- 5.57 Any effects of the development on stimulating additional spin off investment or other economic activities in the local and wider economy will also be evaluated, including the potential contribution to economic development/ regeneration strategies for Norwich and the benefits arising from the provision of the proposed housing. Consideration will also be given to the cumulative impact with other committed and Proposed Developments in the area as agreed in consultation with the local planning authority.
- 5.58 The significance of each of these overall economic effects will be assessed, taking into account deprivation, local unemployment levels, economic activity rates, commuting patterns and housing needs.
- 5.59 The social impacts of the proposal will be established. The new residential accommodation and arising population will be assessed for its effects upon the need and demand for community facilities over the existing baseline position. This will include education, healthcare, open-space, sport, recreation and other community facilities. The significance of each of these social and community effects will be assessed, taking into account the existing or future committed provision of facilities identified at the baseline stage.

- 5.60 The evaluation of impacts of the proposals will be based on an assessment of the magnitude of the impact and the importance of the identified receptor. Impacts will be identified on a matrix basis from major adverse through to major beneficial, representing the scale of impacts above and beyond the baseline position. Impacts will be evaluated on a net additional basis taking account of existing employment on the Site and any potential displacement of jobs from existing facilities in the area and where possible, the scale of impact will be quantified in relation to current levels of provision under each receptor. The duration of the impacts will also be taken into account.

Consultation

- 5.61 The assessment will be carried out in consultation with officers of Norwich City Council including the Planning, Economic Development and Neighbourhood officers. Norfolk County Council as the Local Education Authority will also be consulted. Local service providers including the Clinical Commissioning Group will also be consulted.

Flood Risk, Drainage & Water Resources

- 5.62 Having regard to the latest EA Flood Risk data, and notwithstanding the Council's 2010 Northern City Centre Proposals Map, it would appear that the Site is located entirely within Flood Zone 1 and thus is considered to be at low risk of flooding from main rivers and the sea. It is however noted that the Flood Risk from Surface Water mapping shows an overland flow path across the Site, thought to be related to the Dalymond Ditch, a watercourse incorporated into the public sewer network. As a result, the northern part of the Site (north of Edward Street) has been identified as part of the Cotton Grove and Sewell Critical Drainage Area (CDA). The significant surface water risk to the Site is being assessed by the consultant team and measures will be included in the development to ensure that it is not at risk of surface water flooding, and will not increase the flood risk to others.
- 5.63 The provision of an appropriate drainage strategy creates the opportunity to result in a net improvement within the Site in this regard, and surface water runoff will be managed via on-site attenuation features with water discharging at agreed rates. Due to the risk of aquifer contamination we do not envisage that infiltration of surface water to the ground would be viable.
- 5.64 The construction of a significant number of new residential dwellings will result in a notable increase in foul drainage flows leaving the Site, which will need to be appropriately managed. Anglian Water have confirmed their existing network will be able to take the increased flows without the need for upgrading their foul water network.
- 5.65 Consequently, it is considered that the Proposed Development will be safe, will not increase flood risk and will not detrimentally affect third parties. The development will be designed in accordance with the objectives of the NPPF and the Environment Agency. As such, there are no likely significant

effects arising from the Proposed Development in this regard which would require further assessment through an EIA.

Contamination

Potential Impacts

- 5.66 Due to the Site's previous commercial uses, there is the potential for contaminants to be present and therefore a Tier II Intrusive Investigation is proposed to be carried out to assess the underlying ground conditions.

Design Mitigation

- 5.67 Once analysis results have been received following the Intrusive Investigation, a Remediation Method Statement will be prepared to address any high levels of contamination that may be present.
- 5.68 This can be in the form of removal of contaminants, treatment in situ or capping, thus severing any potential pollutant pathway.

Outline of Assessment Methodology

- 5.69 The Intrusive Investigation will include the installation of three monitoring wells for the purpose of assessing groundwater and ground gases. Trial pitting will also be carried out for the purpose of retrieving soil samples for chemical analysis. All samples will be analysed at a UKAS and MCERTS Accredited Laboratory
- 5.70 An interpretive report will be prepared and issued following receipt of the analysis results and a remediation method statement prepared as necessary.
- 5.71 It is anticipated that potential impacts with regard to contamination can be appropriately dealt with by means of an assessment and will be explained in the ES.

6. MATTERS TO BE SCOPED OUT OF THE EIA

- 6.1 As set out in earlier Sections of the Report, some topic areas are considered to result in non-significant impacts on the environment, or to be non-EIA issues. The purpose of the EIA is to assess only those matters considered to result in significant impacts. Non-significant topic areas in respect of this development site are considered to be:

Archaeology

- 6.2 CgMs met informally with the County Archaeological Officer during 2016 to conduct a walkover of the Site and discuss archaeological mitigation. The Site has been subject to very extensive archaeological evaluation trial trenching as part of the previous development proposals and it was agreed that further evaluation would not be needed to support a new planning application. It is anticipated that further archaeological mitigation (preservation, excavation, post excavation and publication) will be required in advance of, and in conjunction with future redevelopment – however this can be secured by appropriately worded archaeological planning conditions attached to any future planning consent.

Arboriculture

- 6.3 There are no TPOs on the Site; however, there are a number of trees on the Site and in close proximity. The effects on trees themselves is not considered to be an EIA matter, however, a tree survey will be submitted in support of the application and will be referred to in the ecology assessment and the landscaping proposals in the Design and Access Statement.
- 6.4 An arboricultural survey of the Site, in accordance with the relevant British Standard has been undertaken and will inform the emerging development proposals. In total, 10 individual trees were identified within, or immediately adjacent to, the development area. In addition, a further 17 trees were identified within close growing groups of trees.
- 6.5 All trees located outside of the development area can be retained and successfully accommodated within the development proposals. Within the Site itself, the approach to tree retention and loss will be informed by the quality, size and future contribution of the relevant trees. It is anticipated a small number of individual trees within the Site may need to be removed, as their retention may not be feasible in relation to the likely new site access arrangements.
- 6.6 The primary component of the arboricultural resource on the Site is a group of prominent London Plane trees on the southern boundary of the Site adjoining St Crispins Road. Consideration is being given to the feasibility of appropriately retaining this tree group within the emerging proposals for the Site.

- 6.7 Considered and high quality new tree planting can be provided within the hard and soft landscape areas of the Proposed Development. Having regard to the above, we do not consider there to be any significant arboricultural impacts likely to arise from the Proposed Development which would require assessment by means of an Environmental Statement.

Energy and Sustainability.

- 6.8 The impact of the Proposed Development on issues of sustainability will be established through an assessment of the proposal against specified sustainability criteria or objectives set at the local, regional and national policy level. This will be reported in a standalone planning supporting document and therefore, it is considered unnecessary to include it within the ES.

7. REQUEST

- 7.1 This revised Scoping Report has been prepared to accompany a formal request for Norwich City Council to issue a Scoping Opinion in relation to the proposed mixed-use redevelopment of Anglia Square, Norwich.
- 7.2 Details regarding the Proposed Development and the potential nature and extent of the impacts have been provided to enable the Council to determine the scope of the EIA.
- 7.3 The guidance provided within the NPPG emphasises that the focus of an Environmental Statement should be on the 'main' or 'significant' environmental effects resulting from a development. As such, an Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects.
- 7.4 A request is made of the Local Planning Authority for their Opinion as to the proposed scope of the assessment required. This Report has sought to identify those likely significant impacts of the Proposed Development that would require assessment as part of the EIA, in addition to those matters which are deemed of limited significance and can therefore be scoped out.
- 7.5 An assessment of cumulative impacts will be considered, and we also request that the Council provide a list of cumulative developments considered appropriate for including in this EIA.
- 7.6 We look forward to receiving the Council's formal Opinion within the relevant timescales, and would be pleased to discuss any matters arising with the Council in due course.

A1. SITE LOCATION PLAN

A2. ILLUSTRATIVE MASTERPLAN

A3. DESIGNATED HERITAGE ASSETS IDENTIFIED BY DEFINED SEARCH CRITERIA