



SECTION 73

ENVIRONMENTAL STATEMENT

ADDENDUM 2023

AUGUST 2023

Approach to Environmental Statement 2023

Given that the original application was subject to an EIA, it is accepted that this Section 73 application comprises EIA development. The National Planning Policy Guidance (NPPG) at paragraph 16 (ID 17a-016-20140306) advises the following in respect of environmental information relating to an application under Section 73:

“Where an EIA was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations. Whether changes to the original Environmental Statement are required or not, an Environmental Statement must be submitted with a section 73 application for an EIA development.”

The original application (approved in 2018) was supported by a full Environmental Statement (ES) which was revised during the course of the application’s consideration to account for scheme changes (WSP, reference 70010278, November 2017).

The full ES was updated with an Addendum in 2019 for the subsequent Section 73 application (WSP, reference 700618600-ESA001, November 2019). The changes approved under the Section 73 permission referenced 131612/JO/2021 (October 2021) did not necessitate an updated ES, and by their non-material nature, neither have either of the Section 96a consents pursuant to that permission. An Environmental Statement Addendum was prepared in 2022 to support the latest Section 73 permission referenced 135827/JO/2022 approved on 8 August 2023. This comprised an updated Socio-Economics Chapter and a Biodiversity Assessment 2021.

In assessing whether changes to the ES are required with the current Section 73 application, the Regulations in conjunction with Guidance published in National Planning Policy Guidance (NPPG) have been carefully followed. Given the minor nature of the scheme changes proposed, it is considered that these will not lead to significant environmental effects in themselves, nor will they change the original impact assessment and its conclusions. Furthermore, the relevant baseline policy section has not changed since the 2019 ES such that it would significantly affect the previous impact assessment.

Notwithstanding this, the decision was taken to update the following reports to understand the impact of the proposed amendments. Given the proposed increase in height and change in massing, a revised Daylight, Sunlight and Overshadowing Assessment; Wind Microclimate Report; Addendum Heritage Statement: Updated Visual Impact Assessment; TV Reception Report and Townscape and Visual Assessment have been prepared. To assess the impact of the proposed 16 additional residential units, a revised Energy Statement; Socio-Economics report; and Waste Management Strategy is provided. These updated reports are appended to the ES.

No other changes have been made to the ES. The description of the scheme has changed and therefore the ES should be read in conjunction with the Supplementary Design Report and the Section 73 Revisions Statement. The 2023 Addendum should also be read in conjunction with the original ES Volumes 1 and 2, the 2019 Addendum and the 2022 Addendum. The Environmental Information therefore comprises that previously submitted together with the 2023 Addendum. This reflects the approach of PPG.

Appendix A: Addendum Heritage Statement: Updated Visual Impact Assessment, prepared by Stephen Levrant Heritage Architecture

Appendix B: Daylight, Sunlight and Overshadowing report, prepared by WSP

Appendix C: Energy Strategy, prepared by Novo

Appendix D: Socio-Economic Environmental Statement Addendum, prepared by WSP

Appendix E: Townscape and Visual Assessment Technical Note, prepared by Planit IE

Appendix F: Baseline Television Signal Survey & Television Reception Impact Assessment, prepared by GTech

Appendix G: Waste Management Strategy, prepared by WSP

Appendix H: Wind Microclimate Report, prepared by Arc Aero

The ES comprises:

Addendum Environmental Statement (2023) including:

- Appendix A: Addendum Heritage Statement: Updated Visual Impact Assessment
- Appendix B: Daylight, Sunlight and Overshadowing report
- Appendix C: Energy Strategy
- Appendix D: Socio-Economic Report
- Appendix E: Townscape and Visual Assessment
- Appendix F: TV Reception report
- Appendix G: Waste Management Strategy
- Appendix H: Wind Microclimate Report

Addendum Environmental Statement (2022) including:

- Appendix A Chapter 7 Socio-Economic
- Appendix B Biodiversity Assessment 2021

Addendum Environmental Statement Volume 1 (2019)

Environmental Statement Volume 1 (2017) – Main Text, comprising;

- Chapter 1 – Introduction
- Chapter 2 – Description of the Site and Surrounding Area
- Chapter 3 – Description of the Proposed Development
- Chapter 4 – Consideration of Alternatives
- Chapter 5 – Approach to EIA
- Chapter 6 – Noise and Vibration
- Chapter 7 – Socio Economics
- Chapter 8 – Townscape and Visual
- Chapter 9 – Built Heritage
- Chapter 10 – Wind
- Chapter 11 – Daylight, Sunlight and Overshadowing
- Chapter 12 – Archaeology
- Chapter 13 – Cumulative Effects
- Chapter 14 – Summary of Environmental Commitments

Environmental Statement Volume 2 (2017) – Appendices, comprising;

- Appendix 2.1: Phase 1 Preliminary Geo-environmental Risk Assessment
- Appendix 2.2: Biodiversity Assessment (including bat surveys)
- Appendix 2.3: Preliminary Geotechnical and Environmental Assessment
- Appendix 2.4: Air Quality Report
- Appendix 5.1: EIA Scoping Report

- Appendix 5.2: EIA Scoping Update Note
- Appendix 6.1: Acoustic Terminology
- Appendix 6.2: Noise and Vibration Guidance
- Appendix 6.3: Construction and Operational Assessments
- Appendix 6.4: Noise Survey Data
- Appendix 7.1: Socio-Economic glossary
- Appendix 8.1: Townscape Baseline and Effects
- Appendix 8.2: TVIA Baseline and Effects
- Appendix 8.3: Kinetic view tracks
- Appendix 8.4: TVIA Figures
- Appendix 8.5: Views
- Appendix 10.1: Site terrain Adjustment
- Appendix 10.2: Contour Plots for Individual Wind Directions
- Appendix 10.3: Contour Plots
- Appendix 10.4: CFD Technical Assumptions
- Appendix 11.1: External Daylight and Sunlight Receptors
- Appendix 11.2: Detailed External Daylight and Sunlight Results
- Appendix 11.3: Detailed Internal Daylight and Sunlight Results
- Appendix 11.4: Internal Overshadowing Results
- Appendix 11.5: Glossary
- Appendix 11.6: External Overshadowing Analysis
- Appendix 12.1: Archaeological Desk Based Assessment
- Appendix 12.2: WSI

Environmental Statement Volume 3 Non-Technical Summary

Environmental Statement Volume 4 Technical Summary