

Anglia Square  
Norwich

Planning Obligations:  
Draft Heads of Terms

Weston  
Homes



# PLANNING OBLIGATIONS: DRAFT HEADS OF TERMS

**For:** *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*

**At:** *Anglia Square Including Land to the North and West of Edward Street, Norwich, NR3 1DZ (the Site)*

1. This Planning Obligations: Draft Heads of Terms has been prepared by Weston Homes Plc (the Applicant) in support of a hybrid (part full/part outline) planning application, (the Application), submitted to Norwich City Council (NCC) for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing 'ZZ-00-DR-A-01-0200'.
2. The Site is located in a highly accessible position within the northern part of Norwich City Centre and comprises a significant element of the Anglia Square/Magdalen Street/St Augustines Large District Centre, (the LDC). It is thus of strategic importance to the City, and accordingly has been identified for redevelopment for many years within various local planning policy documents, including the Northern City Centre Area Action Plan 2010, (NCCAAP), (now expired), the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014, (JCS), and NCC's Anglia Square and Surrounding Area Policy Guidance Note 2017, (PGN). The Site forms the principal part of an allocation (GNLP 0506) in the emerging Greater Norwich Local Plan (GNLP).
3. This application follows a previous application on a somewhat smaller development parcel, (NCC Ref. 18/00330/F) made jointly by Weston Homes Plc as development partner and Columbia Threadneedle Investments, (CTI), the Site's owner, for a residential-led mixed use scheme consisting of up to 1,250 dwellings with decked parking, and 11,000 sqm GEA flexible ground floor retail/commercial/non-residential institution floorspace, hotel, cinema, multi-storey public car park, place of worship, and associated public realm and highway works. This was subject to a Call-in by the Secretary of State (PINS Ref. APP/G2625/V/19/3225505) who refused planning permission on 12<sup>th</sup> November 2020, (the 'Call in Scheme').
4. In April 2021, following new negotiations with Site owner CTI, Weston Homes decided to explore the potential for securing planning permission for an alternative scheme via an extensive programme of public and stakeholder engagement, from the earliest concepts to a fully worked up application. The negotiations with CTI have secured a "Subject to Planning" contract to purchase the Site, (enlarged to include the southeastern part of Anglia Square fronting Magdalen Street and St Crispins Road), which has enabled a completely fresh approach to establishing a redevelopment scheme for Anglia Square. This has resulted in a different development brief for the scheme, being to create a replacement part of the larger LDC suited to the flexible needs of a wide range of retail, service, business and community uses, reflective of trends in town centre character, integrated with the introduction of homes across the Site, within a highly permeable layout, well connected to its surroundings.

5. The new development proposal seeks to comprehensively redevelop the Site to provide 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 (the Proposed Development). These figures are maxima in view of the hybrid nature of the application. This proposes part of the scheme designed in full, to accommodate 367 dwellings, 5,808 sqm non-residential floorspace, and 146 car parking spaces (at least 95% spaces for residential use, and up to 5% for non-residential use), with the remaining large part of the Site for later detailed design as a “Reserved Matters” application, up to those maxima figures.
6. This Planning Obligations: Draft Heads of Terms sets out proposed draft ‘Heads of Terms’ for the Section 106 Agreement to support the Application. It identifies the matters in respect of which on site provision or financial contributions are proposed to be made.
7. The legal agreement will be pursuant to Section 106 of the Town and Country Planning Act 1990, as amended (‘the 1990 Act’). Provisions and Obligations on behalf of the Applicant and landowner will therefore be enforceable by Norwich City Council
8. All planning obligations must be in accordance with Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010, whereby obligations must pass the following tests: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.
9. The parties of the S106 Agreement are anticipated to be:
  - Sackville UK Property Select II (GP) No.3 Limited (the ‘First Owner’);
  - Sackville UK Property Select II Nominee (3) Limited (the ‘Second Owner’);
  - Weston Homes Plc (the ‘Developer’); and
  - Norwich City Council (the ‘Council’).

**Draft Obligations**

<b>Obligation</b>	<b>Detail</b>
Affordable Housing Provision	<ul style="list-style-type: none"> <li>• Amount, tenure and mix to be secured</li> <li>• Management of affordable housing</li> </ul>
Viability Review Process	<ul style="list-style-type: none"> <li>• Viability review process for each phase and during each phase</li> </ul>
Employment and Skills Strategy	<ul style="list-style-type: none"> <li>• Liaison with NCC and local organisations to secure staff locally first in respect of the construction and operational phases</li> </ul>
Anglia Square Management Plan	<ul style="list-style-type: none"> <li>• Arrangements for engagement with existing tenants during the construction period</li> </ul>
Operation of Public Toilets and Changing Places Facility	<ul style="list-style-type: none"> <li>• Operation of the Public Toilets and Changing Places Facility in perpetuity</li> </ul>
Public Access	<ul style="list-style-type: none"> <li>• Confirmation of public access to defined areas with details of when they can be closed, including whether defined areas are gated at night.</li> </ul>
Public Realm Management	<ul style="list-style-type: none"> <li>• Management of the public realm</li> </ul>
Community Hub Management Plan	<ul style="list-style-type: none"> <li>• Detailed design and layout of Community Hub and Community Hall</li> <li>• Management of the Community Hub and Community Hall</li> </ul>
Mobility Hub	<ul style="list-style-type: none"> <li>• Financial contribution towards Mobility Hub</li> </ul>
RAMS Tariff	<ul style="list-style-type: none"> <li>• Financial Contribution based on RAMS Tariff per dwelling, payable on commencement of each phase</li> </ul>