

Anglia Square  
Norwich

Affordable Housing Statement  
Addendum RevC

Weston  
Homes



# Affordable Housing Statement Addendum

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## 1. Purpose Of This Update

- 1.1. A hybrid planning application (Ref. 22/00434/F) (the Application) was submitted by Weston Homes (the Applicant) to Norwich City Council (NCC) on 1<sup>st</sup> April 2022 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'. The Application comprised a full set of technical documents to assess the potential impacts of the proposals, including an Environmental Statement which covered a number of topics. In respect of the affordable housing provision, this was described and explained in the Affordable Housing Statement and Accommodation Submission Schedule. Please refer to the original documents for further details.
- 1.2. Following submission of the Application, and completion of the statutory consultation exercise amended application material (RevA), which included a revised Affordable Housing Statement (Rev A) and Accommodation Submission Schedule (Rev A), was submitted in July 2022 in response to consultation comments. Following completion of the second statutory consultation on the RevA material, the Applicant has worked with NCC to review the consultation responses received to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, some further minor amendments are now proposed which are summarised in the Planning Statement Addendum RevC. The Amended Application material (RevC) submitted in January 2022 continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development.
- 1.3. This Affordable Housing Statement Addendum sets out the implications of the changes to the scheme relevant to affordable housing. This Addendum should be read in conjunction with the Affordable Housing Statement RevA.

## 2. Planning Policy

- 2.1. There have been no changes to local and national planning policy, the relevant planning policy remains as set out in the Affordable Housing Statement RevA.
- 2.2. The Greater Norwich Local Plan (GNLP) has not advanced any further in the examination process than at point of the application submission in March 2021. Therefore, it is considered that the emerging GNLP emerging development plan still currently holds limited weight in decision making.

## 3. Proposed Affordable Housing Provision

- 3.1. The quantum, tenure, mix, location, phasing and management of the proposed affordable housing provision remains as set out in the Affordable Housing Statement RevA.
- 3.2. Design amendments to Block B include change to elevational treatment of the apartment Block, mirroring of pairs of houses, driveways/front gardens of the terrace houses amended to incorporate

private bin and bike stores and planting, and two paved driveways have been replaced by soft landscaping with the 2no. car parking spaces relocated into the courtyard has resulted in 2no. car parking spaces being relocated from driveways into the courtyard. The design of Block B retains the same tenure and size mix and remains tenure blind high quality design. The RevA material indicated there were 12 car parking spaces within Block B in error, there are 11 in total, all allocated to the 11no. houses.

## 4. Conclusion

- 4.1. The Proposed Development delivers up to 1,100 dwellings, of which at least 106 (10%) are proposed as affordable housing units, with a tenure split of 85% social rent and 15% shared ownership. The detailed element of the Application includes 74 of the affordable units spread across three blocks, consisting of 82% 1-bedroom flats, 3% 2-bedroom flats 15% 2-bedroom houses, with all 2-bedroom houses within the detailed element allocated to affordable housing and designed with a loft easily convertible into a third bedroom in the future. The remaining 32 affordable units, all of which will be social rent, will be delivered within the outline element, the location and size mix to be submitted as part of subsequent reserved matters application. The affordable housing is designed tenure blind. Taking into account viability, site context and local housing need, it is considered the proposed affordable housing provision satisfies JCS Policy 4.
- 4.2. The proposed affordable housing provision has been informed by viability appraisal at pre-development assessment stage, and is subject to comments from the NCC housing team and further dialogue with regard to the viability process. The Viability Report submitted with the Application will be the subject of further independent review by consultants appointed by NCC, to enable the Council to arrive at a view on the submitted viability case during the determination of the application.