

Sackville UK Property Select II (GP) No. 3
Limited
Cannon Place
78 Cannon Street
London
EC4N 6AG

Sarah Ashurst
Head of Planning and Regulatory
Services
Tel: 01603 987856
Email: planning@norwich.gov.uk

Date: 8 December 2023

Dear Sackville UK Property Select II (GP) No. 3 Limited

Town and Country Planning Act 1990 (as amended)
The Community Infrastructure Levy Regulations 2010 (as amended)
Section 55 and 57 – Relief For Exceptional Circumstances

Planning Application reference: 22/00434/F

Proposal summary: 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 (the Development).

Location: Anglia Square Including Land And Buildings To The North And West Anglia Square Norwich

CIL Liability Notice reference: 22/00434/F Phase 1 dated 11 October 2023

I acknowledge the receipt of your Exceptional Circumstances Relief Claim Form received 23 October 2023 informing the Council that you wish to seek an exemption from your liability to pay CIL on phase 1 of the above Development.

Decision on the claim for relief:

Please take this letter as confirmation that Exceptional Circumstances Relief has been **granted** for phase 1 of the Development by virtue of The Community Infrastructure Levy Regulations 2010 (as amended), Sections 55 and 57.

The qualifying amount of relief granted is: £2,224,657.91

Reason for the decision:

- (a) the charging authority considers that to require the payment of CIL charged by it in respect of phase 1 Development would have an unacceptable impact on the economic viability of the Development;
- (b) on the evidence provided the charging authority finds that there are exceptional circumstances which justify granting relief; and considers it expedient to do so.

Important Information

A completed CIL Commencement Notice must be submitted to the collecting authority no later than the day before the day on which the chargeable development is to be commenced. The commencement notice form is available to download from the Planning Portal

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

A chargeable development ceases to be eligible for relief for exceptional circumstances if there is a disqualifying event.

A disqualifying event occurs if -

- (a) before the chargeable development is commenced
 - (i) charitable or social housing relief is granted in respect of the chargeable development, or
 - (ii) an owner of a material interest in the relevant land makes a material disposal of that interest; or
- (b) at the end of the period of 12 months beginning with the day on which the charging authority issues its decision on the claim, the chargeable development has not been commenced.

Where a disqualifying event occurs an owner of a material interest in the relevant land must

- (a) notify the charging authority in writing of the disqualifying event before the end of the period of 14 days beginning with the day on which it occurs; and
- (b) send a copy of the notification to the owners of the other material interests in the relevant land (if any).

Further information about the CIL (Community Infrastructure Levy) can be obtained from www.gov.uk <https://www.gov.uk/guidance/community-infrastructure-levy> and our web site https://www.norwich.gov.uk/info/20017/planning_applications/1142/community_infrastructure_levy_cil

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Location: Anglia Square Including Land And Buildings To The North And West Anglia Square Norwich

CIL Liability Notice reference: 22/00434/F Phase 2 dated 11 October 2023

I acknowledge the receipt of your Exceptional Circumstances Relief Claim Form received 23 October 2023 informing the Council that you wish to seek an exemption from your liability to pay CIL on phase 2 of the above Development.

Decision on the claim for relief:

Please take this letter as confirmation that Exceptional Circumstances Relief has been **granted** for phase 2 of the Development by virtue of The Community Infrastructure Levy Regulations 2010 (as amended), Sections 55 and 57.

The qualifying amount of relief granted is: £592,112.01

Reason for the decision:

- (a) the charging authority considers that to require the payment of CIL charged by it in respect of phase 2 Development would have an unacceptable impact on the economic viability of the Development;
- (b) on the evidence provided the charging authority finds that there are exceptional circumstances which justify granting relief; and considers it expedient to do so.

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