

Motion to: Council

12 March 2024

Subject: Anglia Square

Proposer: Councillor Stonard

Seconder: Councillor Fulton-McAlister

Anglia Square is the most significant development opportunity within Norwich City Centre, it sits at the heart of the city and will play a vital role in defining the culture of Norwich moving forwards. Since 2008 there have been various proposals to redevelop the site. The 2008 proposal fell through, despite the best efforts of Norwich City Council, due to the financial crisis.

The various redevelopment proposals by Weston Homes, running from 2018 – 2024, received the support of the Labour and Liberal Democrat groups on the council.

Again, despite the best efforts of Norwich City Council, the developer has withdrawn due to a lack of viability and the unhelpful policies and unhelpful intervention of the Tory government. The Developer, Bob Weston, himself stated "The core contributor to a lot of the issues in this saga is the Conservative government, which seems to have no understanding of the importance of supporting the housebuilding industry, regional cities and local communities in the UK."

As a result of this Tory Government's mismanagement, and the efforts of opposition councillors to obstruct progress, we have lost 2,211 direct construction jobs, 288 jobs in the retail and commercial premises and more than 1,000 badly needed new homes, as well as additional spending by residents in the local economy of up to £36.4 million each year.

Council notes that the change in political composition of the council and the submission of a motion to remove the CIL exemption, at a time when Green councillors also opposed the CIL exemption policy, added to an environment of uncertainty for developers of large sites such as Anglia Square, and contributed to Weston Homes' decision to withdraw the project.

This Council **RESOLVES** to:

- 1) Work in partnership with the site owners Colombia Threadneedle and the local community to examine all options to secure the regeneration of the site delivering on the objectives of the local plan as a matter of urgency, including the following:
 - a. Engaging with the Secretary of State and government agencies seeking to maximise funding to de-risk the housing led development of the site and

make it more attractive for investment. This is to include examination of potentially taking the site into public ownership if this is ultimately required in order to facilitate redevelopment;

- b. Work to attract the widest possible range of developers to regenerate the Anglia Square Site as a key housing led development for the city; and
- c. Examining measures to support existing businesses and community organisations operating in the area until clarity is gained on the site's future.