

Motion 9(b) – Accepted Amendment

Motion to: Council

16 July 2024 (Deferred from 12 March 2024)

Subject: Anglia Square

Proposer: Councillor Stonard

Seconded: Councillor Fulton-McAlister

Councillor Stonard is amending his own motion.

To replace the text of the motion with the following:-

“Anglia Square is a key site for Norwich’s communities and for our city’s economic potential. The current site provides a vital place for people to meet and is a centre of the north city centre community, with affordable shops, cafes, and space for artists and independent businesses. Unfortunately, many businesses in Anglia Square have closed their doors in recent months and years, which has been met with dismay by local people who often say that they value the shops at Anglia Square.

Weston Homes decision to withdraw from the purchase and regeneration of the site and Columbia Threadneedle’s subsequent decision to put the Anglia Square on the market presents an opportunity for the city council to seek to purchase the land and take a more proactive role in delivering the comprehensive regeneration of the site than has hitherto been possible. However, the timescale and disposal approach Columbia Threadneedle are pursuing may make it impossible for the city council to submit a financially tested bid.

Owning the Anglia Square site would allow the city council to work with partners to produce a viable plan for redevelopment that serves the local community and brings benefits in sustainable economic growth, affordable housing, and the potential to unlock development of other brownfield sites. While there have been differences in opinion over previous plans for Anglia Square, the purchase of the site by the city council could promote a positive way forward, that can best serve the needs and interests of Norwich and our residents.

The site also has a role to play in the broader regeneration of the city centre. Served as it is with many bus routes and in close proximity to the station, it is one of the best-connected regeneration and development sites at city level.

If Anglia Square is not purchased by the city council, there is a risk it could, instead, be divided into sub-lots which would severely hinder any future

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chances of redevelopment. This would also be a missed opportunity for a council-led redevelopment of this very important site.

The costs involved in purchasing the Anglia Square site are such that Government funding will be needed.

Council therefore resolves to:

- 1) Ask Cabinet to formally apply to Homes England for support and to work with the city council on acquisition and development given the sites nature, strategic importance and viability challenges, which are beyond the city council's direct means.
- 2) Continue to request that Columbia Threadneedle pause the sale to allow the time for the city council to undertake financial due diligence and receive confirmation of any Homes England funding.
- 3) Ask Cabinet to continue to work with interested parties to assess potential opportunities for the site.
- 4) Engage with local and city-wide stakeholders to ensure that potential opportunities for the site take account of the local area's needs, including:
 - a) Local residents and residents' groups
 - b) Existing businesses
 - c) Medical and educational providers at all levels.
- 5) Express its intention to achieve a redevelopment of Anglia Square that will:
 - a) Provide a mixed tenure development which seeks to achieve 33% affordable or social housing, in order to address the housing emergency in Norwich. The affordable housing element of any redevelopment should be a priority and should be carried forward in Phases 1 and 2 rather than being left to the end of the work.
 - b) Provide space for businesses and seek to link the shopping street of St Augustines to the thriving shopping street of Magdalen Street, in order to enhance the city's attractiveness as a centre for retail.
 - c) The development should be as resilient as possible to climate change, and support the changes needed to reach net zero

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- d) Respect and enhance the heritage of the local area while supporting connectivity for the city.
- 6) Ask Cabinet to ensure regular and two-way communication with businesses in Anglia Square and the surrounding areas to ensure certainty and confidence for businesses.
- 7) Establish a cross-party working group which will be informed and engaged in proposals, and ensure that there is cross-party and cross-stakeholder engagement.
- 8) Write to the leaders of Norfolk County Council, Broadland District Council and South Norfolk Council regarding the benefits that a redevelopment of Anglia Square along the principles outlined above would bring, and to engage with these council leaders so that any future devolution settlement can support positive plans for Anglia Square.
- 9) Examine opportunities for further brownfield site redevelopment in the north city centre that could be aided by progress at Anglia Square, including the St Saviours Lane carpark and sites around Oak Street.
- 10) Consider the city council's options in regard to compulsory purchase of the whole site, if its sale does not propose comprehensive regeneration of the site.

So that the revised motion becomes:-

Anglia Square is a key site for Norwich's communities and for our city's economic potential. The current site provides a vital place for people to meet and is a centre of the north city centre community, with affordable shops, cafes, and space for artists and independent businesses. Unfortunately, many businesses in Anglia Square have closed their doors in recent months and years, which has been met with dismay by local people who often say that they value the shops at Anglia Square.

Weston Homes decision to withdraw from the purchase and regeneration of the site and Columbia Threadneedle's subsequent decision to put the Anglia Square on the market presents an opportunity for the city council to seek to purchase the land and take a more proactive role in delivering the comprehensive regeneration of the site than has hitherto been possible. However, the timescale and disposal approach Columbia Threadneedle are pursuing may make it impossible for the city council to submit a financially tested bid.

Owning the Anglia Square site would allow the city council to work with partners to produce a viable plan for redevelopment that serves the local community and brings benefits in sustainable economic growth, affordable

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housing, and the potential to unlock development of other brownfield sites. While there have been differences in opinion over previous plans for Anglia Square, the purchase of the site by the city council could promote a positive way forward, that can best serve the needs and interests of Norwich and our residents.

The site also has a role to play in the broader regeneration of the city centre. Served as it is with many bus routes and in close proximity to the station, it is one of the best-connected regeneration and development sites at city level.

If Anglia Square is not purchased by the city council, there is a risk it could, instead, be divided into sub-lots which would severely hinder any future chances of redevelopment. This would also be a missed opportunity for a council-led redevelopment of this very important site.

The costs involved in purchasing the Anglia Square site are such that Government funding will be needed.

Council therefore **RESOLVES** to:

- 1) Ask Cabinet to formally apply to Homes England for support and to work with the city council on acquisition and development given the sites nature, strategic importance and viability challenges, which are beyond the city council's direct means.
- 2) Continue to request that Columbia Threadneedle pause the sale to allow the time for the city council to undertake financial due diligence and receive confirmation of any Homes England funding.
- 3) Ask Cabinet to continue to work with interested parties to assess potential opportunities for the site.
- 4) Engage with local and city-wide stakeholders to ensure that potential opportunities for the site take account of the local area's needs, including:
 - a) Local residents and residents' groups
 - b) Existing businesses
 - c) Medical and educational providers at all levels.
- 5) Express its intention to achieve a redevelopment of Anglia Square that will:
 - a) Provide a mixed tenure development which seeks to achieve 33% affordable or social housing, in order to address the housing emergency in Norwich. The affordable housing element of any

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redevelopment should be a priority and should be carried forward in Phases 1 and 2 rather than being left to the end of the work.

- b) Provide space for businesses and seek to link the shopping street of St Augustines to the thriving shopping street of Magdalen Street, in order to enhance the city's attractiveness as a centre for retail.
 - c) The development should be as resilient as possible to climate change, and support the changes needed to reach net zero
 - d) Respect and enhance the heritage of the local area while supporting connectivity for the city.
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 - 7) Establish a cross-party working group which will be informed and engaged in proposals, and ensure that there is cross-party and cross-stakeholder engagement.
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