

#### **Anglia Square**

Determination of Applications for Community Infrastructure Levy Exceptional Circumstances Relief (CIL ECR) for Phases 1 and 2 of Anglia Square redevelopment

### The ECR applications



Two ECR applications received 23 October 2023, for

- 1) phase 1 development, and
- 2) phase 2 development

In both cases the current landowner is the 'Claimant'

The Claimant is seeking 100% relief from the CIL chargeable amount due for each phase

<b>CIL Liability notice for:</b>	Total CIL chargeable amount
Phase 1 development	£2,224,657.91
Phase 2 development	£592,112.01





















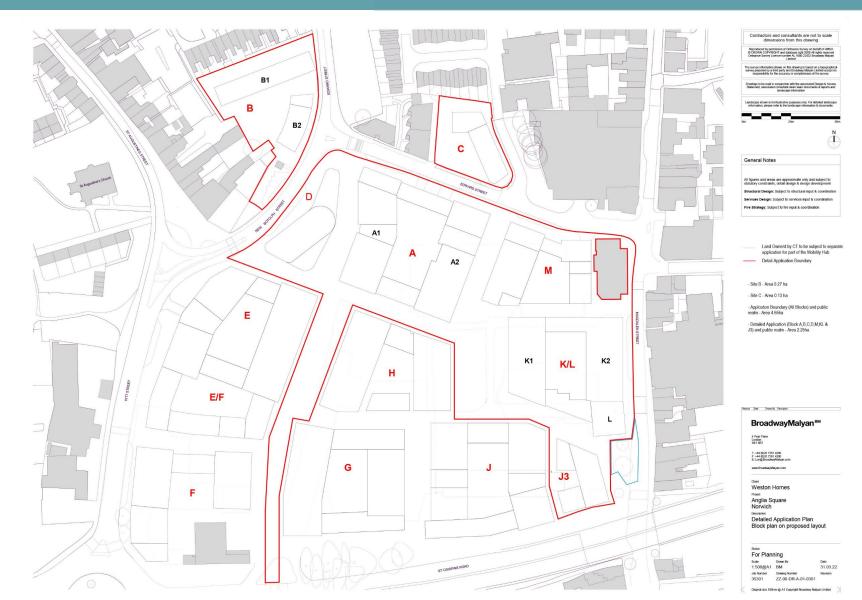
# Scheme boundary





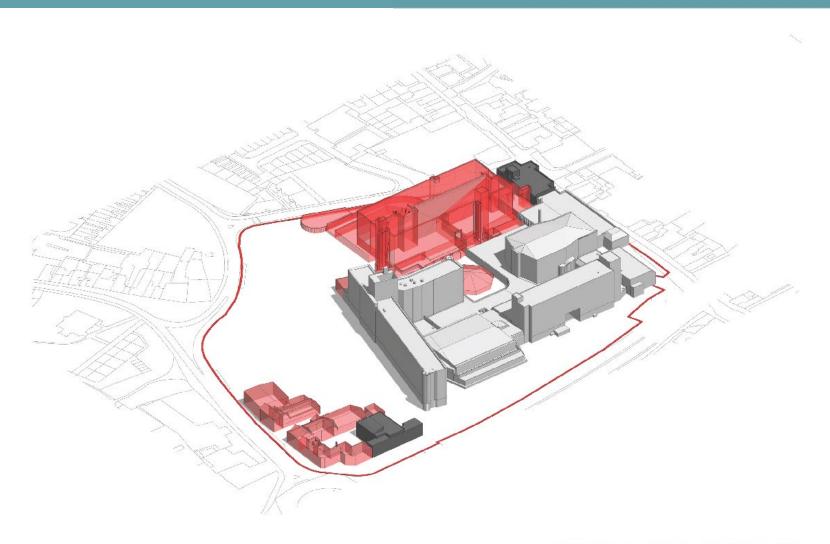
# Detailed application boundary





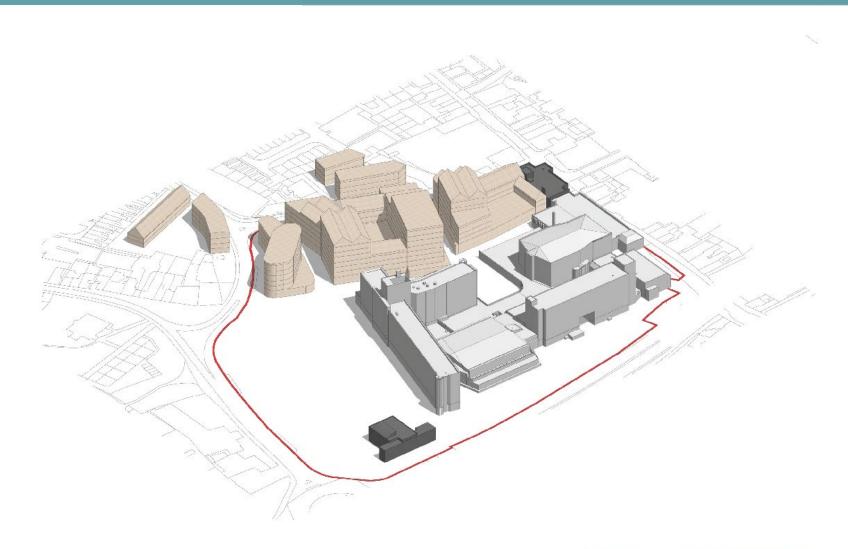
### Phase 1 demolition





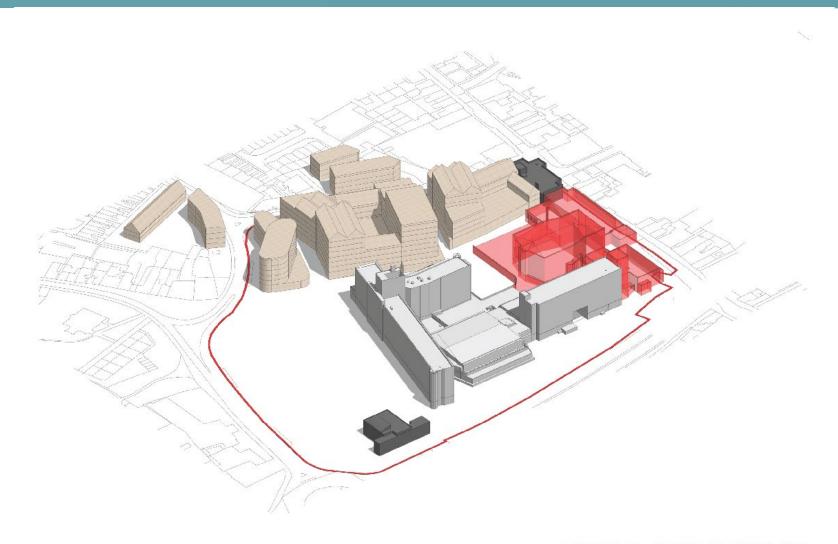
## Phase 1 chargeable development





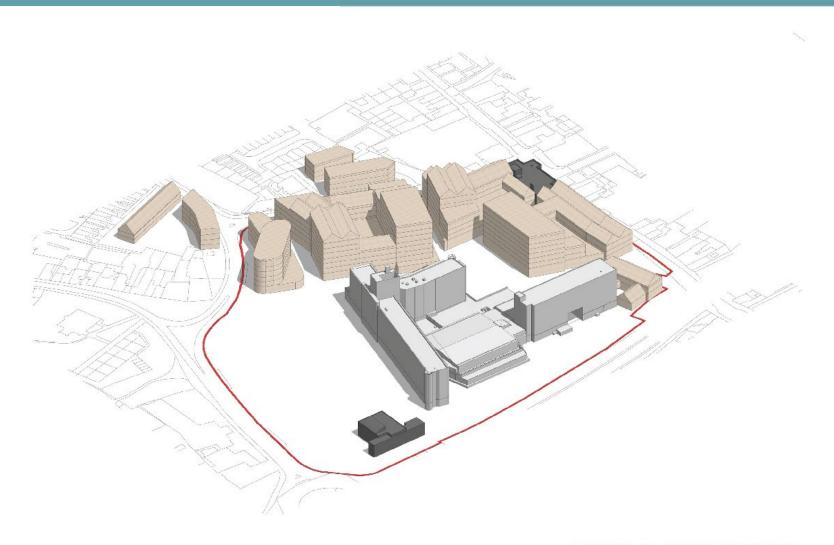
### Phase 2 demolition





## Phase 2 chargeable development





# Phase 1 Appraisal results



	Phase 1		All phases	
	With CIL	With ECR	With CIL	With ECR
GDV	£66.9m	£66.9m	£321.9m	£321.9
HIF & additional income	£10.9m	£10.9m	£15.4m	£15.4
Net realisation	£77.4m	£77.4m	£335.7m	£335.7m
Approach 1 Total costs	£113.4	£111.6	£335.7	£335.7
Profit	-£36.0m (-53.7% on GDV)	-£34.2m (-51.1%on GDV)	-£43.4m (-13.5% on GDV)	-£35.1m (-10.9% on GDV)
Approach 2 Total costs	£94.5m	£92.7	£312.0	£303.8
Profit	-£17.1m (-25.5% on GDV)	-£15.3m (-22.8% on GDV)	£23.7m ( <mark>7.4%</mark> on GDV)	£32.0m ( <mark>9.9%</mark> on GDV)

# Phase 2 Appraisal results



	Phase 2		Phases 1& 2		All phases	
	With CIL	With ECR	With CIL	With ERC	With CIL	With ECR
GDV	£33.5m	£33.5m	£100.4m	£100.4m	£321.9m	£321.9m
HIF & additional income	£4.5m	£4.5m	£15.4m	£15.4m	£15.4m	£15.4m
Net realisation	£37.1m	£37.1m	£114.6m	£114.6m	£335.7m	£335.7m
Approach 1 Total Costs	£38.6m	£38.6m	£152.0m	£149.8m	£379.1m	£370.8m
Profit	-£1.5m (-4.4% on GDV)	-£1.1m (-3.2% on GDV)	-£37.4m (-37.3% on GDV)	-£35.3m (-35.1% on GDV	-£43.4m (-13.5% on GDV)	-£35.1m (-10.9% on GDV
Approach 2 Total Costs	£29.7m	£29.3	£124.2	£122.0m	£312.0m	£303.8m
Profit	£7.4m (22.2% on GDV)	£7.8m (23.4% on GDV)	-£9.6m (-9.6% on GDV)	-£7.5m (-7.4% on GDV)	£23.7m <mark>(7.4%</mark> on GDV)	£32.0m ( <mark>9.9%</mark> on GDV)

#### Regeneration benefits



With developer costs in the order of £280million, the level of investment will be a 'statement of confidence in the city of Norwich and boost the city's profile and attractiveness to inward investment'. The investment will:

- after two decades, unlock a large-scale brownfield site for regeneration
- remove highly prominent unsightly vacant buildings, that currently blight the northern city centre;
- enhance the physical appearance of the site through the construction of high quality buildings, streets and public realm that have regard to both the historic environment and the unique character of Anglia Square;
- boost the city's housing supply through the creation of a highly sustainable residential quarter (up to 1100 new homes) which will have good connectivity to the existing surrounding community;
- provide much needed affordable homes, the majority of which will be delivered in the first two phases of the development (now 52 in phase 1 and 54 in phase 2);
- through the introduction of new housing and improvements to the quality and viability of the retail offer at Anglia Square, support the long-term role and vitality of the Anglia Square and Magdalen Street Large District Centre (1,100 new homes predicted to generate £21.9-36.4m/yr expenditure, significant proportion retained within LDC);
- create much-needed local employment for Norwich residents including construction jobs with apprenticeship opportunities and skills training in the eight-year building development stage (over 8 years generate 276 direct construction jobs/annum, 280 indirect jobs/annum. Once operational 104FTE uplift in permanent jobs);
- deliver outcomes capable of having a permanent, moderate to major beneficial impact on levels of deprivation in this part of the city;
- supply a much-needed stimulus to rejuvenate other neglected or derelict sites within the city.

# S106 requirements & other infrastructure



S106 requirements				
Affordable Housing Provision	10% of total number of homes			
Viability Review Mechanism	Reviews at specified stages			
Nutrient Neutrality mitigation	£3,790,393			
RAMS	£231,924			
Enhanced Green Infrastructure	£61,140			
Car Club	£110,000			
Under the Flyover Scheme	£284,589			
Public toilet and Changing Places	Direct provision			
Community Hub	Direct provision			
Anglia Square Management Plan	£30,000			
Employment/skills Strategy	Action required by the Developer			
Sustainable Communities Strategy	Action required by the Developer			
Public access rights	Secured for future			
Healthcare floorspace reservation	Temporary, to allow for healthcare uses			
Total financial contributions	£4, 508,046			

#### Required by planning condition:

- Increased bus stopping facilities on Magdalen street (north and south bound) and improved passenger facilities
- Upgraded section of the Yellow pedalway
- New east-west pedestrian/cycle route (parallel to St Crispins)
- Improved public square

# CIL apportionment



CIL	Apportionment	Infrastructure
Administration costs	5%	
Greater Norwich Growth Board	85	Transportation, education, GI, Sport/play, community buildings (library provision)
Neighbourhoods	15	Local amenities and initiatives

#### Recommendations



#### That Cabinet agree:

- 1. There are exceptional circumstances (within the meaning of the CIL Regulations 2010 as amended) that justify the grant of Exceptional Circumstances Relief in respect of **phase 1** Anglia Square development (REF 22/00434/F) and that it is therefore expedient to grant Exceptional Circumstances Relief;
- 2. To grant Exceptional Circumstances Relief for the **phase 1** of the Anglia Square development (22/00434/F) in accordance with the Council's adopted Exceptional Circumstances Relief policy.
- There are exceptional circumstances (within the meaning of the CIL Regulations 2010 as amended) that justify the grant of Exceptional Circumstances Relief in respect of **phase 2** Anglia Square development (REF 22/00434/F) and that it is therefore expedient to grant Exceptional Circumstances Relief;
- 4. To grant Exceptional Circumstances Relief for the **phase 2** of the Anglia Square development (22/00434/F) in accordance with the Council's adopted Exceptional Circumstances Relief policy.