

## Planning Applications Committee: 27 April 2023

### Updates to report

**Application:** 22/00434/F

**Address:** Anglia Square

**Item no:** 3

#### Representations

Two additional letters of representation from members of the public have been received making the following points:

- Too big for the historical environment in which it sits. This is a fundamental and not a cosmetic issue which will cause material harm.
- Massing of eight storeys totally out of character with the surrounding area. Will dominate and downgrade this part of the historic city
- The mix of housing is wrong for this site and will create a lack of social cohesion.
- The type of housing is wrong for this site and the current and future needs of the City.
- Too many one bed flats, should be greater mix. 50% of all dwellings single aspect. Single aspect flats unacceptable and should not be permitted other than in the most exceptional cases.
- The Council planned for 800 homes.
- If the developer overpaid for the site the people of the City should not suffer the consequences of a bad decision. Nor should the developer receive public funding for their own benefit to create a project which does nothing to enhance the 'place'.
- The alternative plan, advanced by SAVE, shows that a high quality, socially and commercial conscious, scheme can be developed here which will be to the great benefit of the City for the next 100 years. The current offer will create another white elephant like the current Anglia Square, only for the profit of the developers and not the City or its people.

**Petition received from Norfolk Renters Collective** – 949 signatures, issues raised:

- Lack of affordable units.
- Decision that will impact the lives of Norwich residents for decades to come.
- In the current cost of living crisis, with high inflation, stagnating wages and energy bills spiralling out of control, truly affordable housing is more important than ever.
- Private rental costs have increased drastically and Norwich is no exception, with an average increase of 15% over the past two years. Renters cannot afford this.
- The current Anglia Square proposal offers **just 10%** affordable homes and hundreds of unaffordable one-bedroom flats. This is letting down local people who need affordable housing and breaches the council's own local policy, JCS4, which states that developments of over 16 units should offer 33% affordable housing.

- Application should be refused. All future developments approved by the council meet, at least, the 33% affordability criteria and prioritise truly affordable and social housing.

**Submission of a report and letters** – **Gildengate House**: Private studio holders have submitted a summary report of a ‘Outpost Studio Holders’ survey 2022’. The survey collected a broad range of information regarding the artists using the studio space, including but not limited to: their age, why they are based in Norwich, how their work benefits having that space, their involvement in the arts and creative industry/education/ voluntary sector, the value of affordable studio space at Anglia Square/city centre. Letters of support from Sainsbury Centre, Norwich University of the Arts, Norfolk Museum Service and East of England Art Fund.

**Save Britain’s Heritage (SAVE)** have circulated the following to members of Planning applications committee (and provided a copy to the council):

- Covering letter summarising their position ahead of committee
- Their combined letters of objection, submitted during the planning process
- A copy of an alternative vision for Anglia Square by Ash Sakula architects, submitted during the planning process

### **Representations from councillors**

Cllr Carlo: Objects to the application. Citing the following concerns:

- Mass, bulk and scale of the development would have a detrimental impact on the local character and history of the surrounding built area and its setting and on Norwich City Centre Conservation Area.
- Over-development of the site would compromise the ability to create a well-designed place which is sympathetic to local character and history, including the surrounding built environment and landscape setting
- Provision of up to 450 car parking spaces would compromise the ability to create a well-designed place which is sympathetic to local character and history, including the surrounding built environment and landscape setting.
- Poor standard of Residential Amenity
- Inadequate Level of Affordable Housing
- Lack of public green open space
- Applicant’s Intention to apply for Exceptional Circumstances Relief from CIL for the detailed application.

Matters raised by these representations are addressed in the committee report.

### **Corrections:**

**Paragraph 218** - Second sentence should read ‘(with the exception of NGP)’, Norwich Society did take part in the inquiry sessions.

**Paragraph 308** read 'Table X on page X provide details for each block'. Should read 'The Summary Information table following paragraph 36 provides details for each block'.

**Paragraph 583** – Should read 'Main Issue **9** of this report'.

**Paragraph 605** - Should read 'modern reference to the **flag** of Norfolk'.

**Paragraph 705** – Last sentence should read 'Provision is proposed for 100% **active** electric charging point provision...'

**Paragraph 728** - penultimate sentence should read 'Provision is proposed for 100% **active** electric charging point provision.'

**Paragraph 809** – 4<sup>th</sup> bullet point, delete stray (?) following 'taller and larger scaled buildings'.

**Paragraph 827** – Sentence that starts "However, the scheme is sufficiently well designed..." should then read "enhancing **or leaving unharmed** most heritage assets...".

**Paragraph 842** – Starts 'Approval of the previous scheme was finely balanced'. It should read 'The recommendation for approval of the previous scheme was finely balanced'.

### **Conditions**

Add additional condition.

Remove PD rights for changes of use from commercial to residential.

Reason: to ensure mix of uses will support the function of the large district centre.