

**Location/Site Name and Address**

Anglia Square, Norwich, NR3 1DZ

**Opportunity type/planning type and status including red line plan (if available)**

The opportunity relates to Anglia Square (shown on the red line plan, page 2 of this document).

The redevelopment of Anglia Square is a transformative opportunity for Norwich; it can deliver substantial strategic place benefits that will resonate throughout the city and into the wider region. It can catalyse large scale housing delivery in a region that is desperately in need of a broader range of housing options to meet increasing demand, address poverty and deprivation and support modern, low carbon, connected living.

The site is currently a large district centre, with vacant office buildings and the Council is seeking developer partners and construction contractors to help realise the regeneration of this site.

The site has the benefit of a hybrid planning approval (22/00434/F) 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.

**Description (including status and associated infrastructure)****Development Overview**

The 2023 consent (ref: 22/00434/F and dated 18 July 2022) is a hybrid planning permission (that is part full/part outline) for the comprehensive redevelopment of the 4.65-hectare site. The hybrid planning permission was approved subject to planning conditions and accompanying Section 106 Agreement.

The approved scheme allows for up to 1,100 new homes in total, with buildings ranging from 3 to 8 storeys in height. Of these, 353 homes received detailed planning permission as part of the initial phase, comprising 247 market sale units and 106 affordable properties. The remaining 747 homes are included in outline form, with their final residential mix to be determined through subsequent reserved matters applications (RMAs). The development also includes up to 8,000 square meters of non-residential floorspace, a community hub, public spaces, and improved pedestrian and cycling infrastructure.

The development is a phased development with Blocks A, B, C, D, J3, K/L and M approved in detail (Phases 1 and 2) whilst Blocks E/F, F, G, H and J were approved in outline (Phases 3 and 4). (See Block Plan on page 2 of this document).

# Norwich Investable Opportunities – ANGLIA SQUARE

## Key Timeline Constraints:

Condition 1 of the consent requires the development of the detailed element to have been begun before the expiration of three years from the date of the permission (i.e. 18 July 2026).

Condition 10 requires that applications for the approval of reserved matters are made to the Local Planning Authority (LPA) not later than five years from the date of the permission (i.e. 18 July 2028) (and the development begun not later than the expiration of five years from the final approval of the RMA).

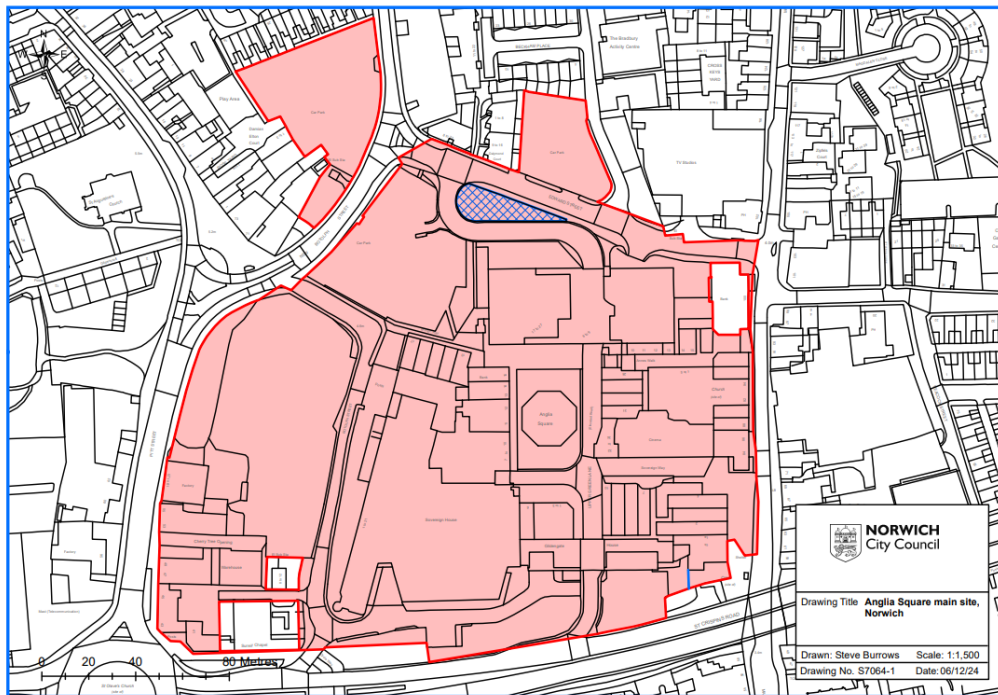
## Funding:

The council has secured £34m of Housing Infrastructure Funding from Homes England to enable to demolition, clearance and remediation of the site.

## Size (floorspace/land)

4.6 ha site.

## Redline plan:



## Redevelopment plan:



## Norwich Investable Opportunities – ANGLIA SQUARE

### **Vision/potential outcomes (investment, jobs, homes)**

The redevelopment plans for Anglia Square will transform this superbly connected, city centre brownfield site, whose 1960s era structures are increasingly obsolete and derelict, into an exemplar modern urban neighbourhood. It will provide up to 1100 new homes, a wide variety of retail, office and leisure spaces with vibrant landscaped gardens, community facilities, public realm and important new cycling links across the city.

Set against the historic backdrop of Magdalen Street, Anglia Square is situated in a zone that bridges the historic and commercial core of the city to the south and the largely residential area to the north. This positioning highlights its role as a significant development opportunity for regeneration efforts aimed at more broadly revitalising the northern part of the city centre.

Anglia Square can not only provide a key injection of high-quality place making and homes to this area, but it can also catalyse momentum to deliver a much greater variety of more modern, dense accommodation. It can showcase the benefits of local amenity, a walkable community and a blend of working, living and leisure.

### **Existing tenants/businesses**

Existing shopping centre will be largely vacant at the time of UKREiIF.

The council has plans for a meanwhile use 'box park' operation on adjacent land for existing and new independent businesses.

### **Sector focus (if any)**

Developers of residential led mixed use development / Construction contractors.

### **Is the offer market ready and has the site already been marketed?**

Having secured Government Funding to undertake acquisition, demolition, remediation and clearance works the Council will be seeking developer partners in the coming months.

### **How is the opportunity relevant to investors, corporate end-users, hotel groups, retailers or developers?**

The council is in detailed discussions with an investor as a joint venture partner. The Investment Partnership will be seeking developer partners and construction companies to work with the council to deliver the scheme. There will be further opportunities for considering potential investment / ownership / funding of the commercial space.

## Norwich Investable Opportunities – ANGLIA SQUARE

**What investment is sought? What might be offered in return for investment? E.g. what might a joint venture look like?**

Disposal of development plots within the site or opportunities for the Investment Partnership to deliver and sell completed development.

**What do investors need to know about the opportunity? E.g. who might the main point of contact be etc.**

Main contact: Andrew Turnbull, Development Strategy Manager

**Contact details**

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