

Site & Developer/Agent Details			
Developer/Agent	TOWN		
Reference	20161058		
Location	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road		
Planning Status	Outline Planning Approval. Reserved matters for phase one infrastructure approval in principle		
Description of Development	Up to 3,520 dwellings, up to 16,800 sqm employment space; up to 8,800sqm for shops, services etc and associated infrastructure		
Site Progress			
Total Homes Completed at 1 st April 2021	0	Homes Under Construction at 1 st April 2021	0
Number of Homes Completed by Year			
.			
2016/17	2017/18	2018/19	2019/20
-	-	-	-
.			
Commentary on Site Progress			
<p>The Beeston Park scheme was originally submitted as an outline application by Beyond Green Developments Ltd, a wholly owned subsidiary of U&I Group PLC (formerly Development Securities PLC) on 23/10/2012 (District Reference 20121516), receiving a Council resolution to grant planning permission on 29/09/2013. Complex negotiations on the S106 agreement across multiple landowning parties meant that planning permission was not actually issued until 17/02/2016.</p> <p>No strategic investment partner was ultimately secured to deliver the original permission. This situation did not result from the scheme being deemed unviable but rather the scale of the upfront capital tie in needed to deliver the costliest (in infrastructure terms) element of the scheme first, as per the scheme's original phasing.</p> <p>Consequently, a S.73 application (reference 20161058) was submitted in 2016. This application amended the phasing of the scheme to enable the delivery of the lowest cost infrastructure section of the scheme first. This application received a resolution to grant planning permission on 12/10/2016. Permission was issued on 22/12/2017. Subsequently applications for the discharge of conditions related to the site wide design code (reference 20180412), and phase 1 strategic infrastructure (reference 20180708) were submitted. The site wide design code has now been approved and the strategic infrastructure is subject to a Council Resolution to Grant Planning Permission.</p> <p>In March 2018 Norfolk County Council, on behalf of the Greater Norwich Growth Board, submitted a final Business Case to the Housing Infrastructure Fund (HIF): Forward Fund for the Broadland Growth Triangle. This would have funded roads, associated drainage and Strategic Public Open Space infrastructure across Phases 2 and 3 of the scheme.</p> <p>Unfortunately the bid was unsuccessful, nevertheless the district Council together with the promoter jointly funded the design of strategic infrastructure across phases 2&3. These design works will be available for the acquiring parties to pick up and facilitate speedy delivery of the main phases at Beeston Park.</p> <p>The landowners remain committed to the scheme and have entered into an equalisation agreement to facilitate the delivery of the development. Now that the Broadland Northway is</p>			

open to traffic there are no external infrastructure constraints to development that would not be overcome through the delivery of off-site and on-site public infrastructure works other than potential Appropriate Assessment requirements brought about by the recent Natural England Guidance on Nutrient Neutrality, the precise impacts on the project at this time are not known. The necessary enabling works for phase 1 can be viably delivered, subject to the impacts of the above on the strategic infrastructure strategy for phase 1 that forms the RM submission under consideration.

Delivery Forecast

2021/22	2022/23	2023/24	2024/25	2025/26
0	0	0	50	100

Commentary on Delivery Forecast

Phase 1 of the revised permission comprises 3 parcels of land capable of delivering circa. 733 of the 3,520 homes permitted across the whole site. The sale of the entire site has now exchanged, with completion of purchase subject to contractual requirements being met. The new owner is working in partnership with a south-east based development company and housebuilder with significant experience of delivering complex sites, often working in partnership with national housebuilders on strategic allocations and sites and the public sector on urban regeneration projects. **Neither the current promoter or the incoming purchaser consider that the delay in issuing the strategic infrastructure Reserved Matters due to the situation regarding Nutrient Neutrality is a material risk to the completion of the land sale**

Once the sale has completed there will be greater certainty in relation to delivery timescales but the acquiring parties are keen to bring forward initial phase 1 land sales to a national housebuilder. Positive discussions have already taken place with at least one developer already active in the local area in connection with this disposal strategy. This approach will enable reserve matters applications to be submitted and for subsequent development to commence on site in a timely manner in accordance with the above trajectory.

The incoming strategic investor has sufficient capital and appetite for investment risk to deliver phases 2&3 scheme without the need for additional public sector funding, such as the previous Homes & Infrastructure Fund Bid. It is envisaged that multiple housebuilders will be onsite at Beeston Park simultaneously and the planning permission is structured to enable the contemporaneous delivery of individual phases, with opportunity for delivery of multiple phases concurrently.

The incoming developer is actively pursuing a mitigation scheme and has engaged consultants to explore these solutions as a priority. The incoming developer also has experience of working to successfully address nutrient neutrality issues elsewhere in the South East.

Developer's Declaration

I confirm that:

- the site is available, viable and can be delivered at the point envisaged and at the build out rate shown in the delivery forecast, subject to resolution of the Nutrient Neutrality requirements for the site.
- and,
- that to the best of my knowledge the information included within this Site Assessment form is accurate.

Local Authority: Broadland District Council

Name: Paul Harris

Job Title: Place Shaping Manager

Date:

Developer/Agent: TOWN



Name: Mike Bodkin

Job Title: Head of Planning

Date: 07/09/22