

**FAO Richard Squires**

Place Shaping Team  
Broadland District Council  
Horizon Building  
Peachman Way  
Norwich  
NR7 0WF

**May 2025**

**Dear Richard**

**Re: Sprowston & Beeston St Andrew Neighbourhood Plan - Application for the re-designation of the Sprowston Neighbourhood Area boundary to include the parish of Beeston St Andrew.**

Sprowston Town Council and Beeston St Andrew Parish Meeting formally request the neighbourhood area boundary of the Sprowston Neighbourhood Plan, as originally approved by Broadland District Council on 13<sup>th</sup> December 2012, is re-designated to include the entirety of the parish of Beeston St Andrew.

We confirm Sprowston Town Council, in making the application, is the Qualifying Body for the Neighbourhood Plan (in accord with section 61G of the 1990 Town & Country Planning Act).

### **Rationale**

The Beeston Park development (planning application ref 20161058) is a significant housing development of 3500 properties, of which approximately 1500 are proposed to be situated on or near to the Beeston St Andrew / Sprowston boundary. The development will also create a new public park of 35ha, straddling both Beeston St Andrew and Sprowston.

No boundary feature (natural or artificial) demarcates the line between Sprowston and Beeston St Andrew. Residents in the newly built community of Beeston Park are likely to live in one parish and use facilities and services in the other. The new schools, retail and amenity spaces proposed within the Beeston Park development will be available and accessible to residents from both parishes, just as extant schools, retail and amenity spaces in Sprowston will be available and accessible to all residents of Beeston Park.

The adjacency of the two parishes inevitably means any large-scale development in one parish will impact residents of the other. Similarly, any funding and investment in one parish will undoubtedly benefit residents of the second. Therefore, Sprowston Town Council and Beeston Parish Meeting believe it prudent for the two parishes to co-ordinate activity in the development of a revised Neighbourhood Plan for Sprowston that also incorporates the parish of Beeston St. Andrew.

Furthermore, such an expansion of the Neighbourhood Plan Area would allow the parish of Beeston St Andrew to secure considerable additional Community Infrastructure Levy funding (CIL), which its current and future residents would otherwise forfeit.

By working together closely, unnecessary duplication could be eliminated and joined-up provision of public amenity could yield benefits greater than the sum of their parts. For example; a joint Neighbourhood Plan would allow both parishes to pool their CIL funding and formal recreational land allocations to deliver a 'cross-border' sporting facility of a size and standard not achievable by either parish acting in isolation. The same would be true of allotments, car parks and many other amenities.

On behalf of our residents, Sprowston Town Council and Beeston Parish Meeting, we the undersigned submit this proposal for Broadland District Council's consideration.

Signed



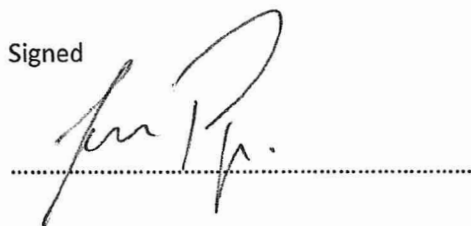
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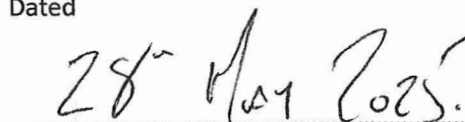
**Cllr Bill Couzens**

Chair of Sprowston Town Council

Signed



Dated



**Jason Pye**

Chairman of Beeston St Andrew Parish Meeting

