

Weedon Bec








West Northamptonshire Council



A development of 47 homes on this 6.1 acre site is located to the north of Weedon Bec, Northamptonshire.

This 2.48 hectare site is located to the north of Weedon Bec, Northamptonshire. The land was used for agricultural purposes, containing several farm buildings, pasture land and agricultural haulage.



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| Number of Homes:  47 | |
| Site Size:  6.1 Acres | Local Authority:  West Northamptonshire Council |
| Purchaser:  Water Meadow Homes | Difference between highest and lowest bid:  54.2% |
| Promotion Agreement Exchanged:  April 2018 | Planning Application Submitted:  May 2018 |
| Planning Permission Granted:  December 2019 | Sale Contracts Exchanged:  April 2020 |



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Having been selected as the landowner's preferred promotion partner in June 2017, Rosconn began work on promoting the land with an initial outline planning application submitted for 47 dwellings in May 2018.

The site was historically a draft allocation within Weedon Bec's Neighbourhood Development Plan (NDP), however the NDP was ultimately withdrawn. The Parish Council did not wish to restart the process of preparing an NDP again, but were willing to engage constructively with Rosconn during the preparation of the planning application. They were particularly supportive of the type of housing being offered as part of the scheme, specifically the opportunity to deliver affordable housing and bungalows for the village. The Parish Council subsequently agreed to speak in support of our development at the planning committee.



Unfortunately, planning was refused at the planning committee in November 2018 due to a perceived planning policy conflict. Following our discussions with an officer it was established that with an updated Housing Needs Survey and further weight being attributed to the Emerging Local Plan Part 2, the scheme could be considered more favourably.

After further consultation with the Parish Council, a Housing Needs Survey was undertaken and published, the results of which supported the need for further development within the village. As such, Rosconn resubmitted an application which was subsequently registered on 9th April 2019.

The application was considered at the 4th September 2019 planning committee where members unanimously resolved to grant planning permission subject to completion of a S106

agreement. A planning agreement was negotiated following the resolution to grant planning permission which secured benefits such as 40% affordable dwellings and over £250,000 of financial contributions to local infrastructure in addition to Community Infrastructure Levy.

The land was marketed via the landowner's agent, Strutt & Parkers' Oxford office, and resulted in Water Meadow Homes being selected. The land sale was transacted during the month of April 2020, right in the teeth of the Covid 19 Lockdown. Even with this level of market turbulence Rosconn with the help of Strutt & Parker managed to contract the sale. This is testament to the tenacious approach that we take on each and every site.

We are **the right vehicle** for you to achieve the **best results**

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