



Good News Bulletin- Edition 34—April 2024

Welcome to the Land, Planning and Development Federation Good News Bulletin.

Published on a monthly basis the Federation wishes to recognise and celebrate the good work achieved by our members.

WP Waddeton Park

Waddeton Park Wins Award

Waddeton Park Ltd has won the Insider South West Residential Property Award 2024 for “Deal of the Year”.

The project, led by Simon Steele-Perkins, comprised two parcels of land, one freehold and one held under an option agreement which straddle the Bath and North East Somerset/Mendip District Council boundary south of Midsomer Norton. The site was sold to Barratts in the Summer of 2023.

The permitted development totalled 315 homes and a 64 bed care home and represented the final piece of a jigsaw which has been 12 years in the making. A hugely ambitious vision from the outset, previous phases have included 183 homes development by Barratts, 40 homes developed by Backhouse, huge amounts of local highway, pedestrian and cycle network improvements and a new 630 place primary school which is now open and rated as outstanding by Ofsted.

Simon Steele-Perkins said “this was a huge team effort, so thank you to all at Waddeton Park Ltd, Chris Glover, CJH Land; Nick Oliver, Cooper and Tanner; Elizabeth Newson, Michelmores, Thea Gregory, Barratts; Rosie Dinnen, Tetlow King; Nicola Lovell, JLL; Kevin Hunt (now BNP Paribas); Neil Thorne (now Rapoor); Neha Katrina, Stantec; Danny Hutchings, Clifton Emery Design; Nigel Smith, Teignconsult; Richard Morton, Cotswold Archaeology and many others”.

For further information contact: *Simon Steele-Perkins at simon@greendalecourt.com*



Richborough Commercial shortlisted for Property Week's Property Awards

Richborough Commercial has been shortlisted in the Newcomer of the Year category of the awards. This is testament to the success of Richborough Commercial since launching in February 2023 as the UK's first dedicated commercial land promoter. Led by Nick Jones, our growing team is already promoting land capable of delivering more than 11 million sq. ft. of high-quality development space in sustainable locations, with demand from national and international developers and occupiers.

The company has pioneered a new era for the commercial land market: landowners can work with a partner whose interests are entirely aligned with theirs and industrial and logistics developers or end users are able to acquire de-risked consented land.

The winners will be announced at the Property Week Awards ceremony in July.

New promotion agreement for land in Somerset

Richborough has exchanged a promotion agreement for more than 60 acres of land in Midsomer Norton, Somerset. The site areas located to the north of Charlton Lane have the potential to deliver around 225 new homes to the area. The concept masterplan is being devised and will incorporate open space, green and blue infrastructure and biodiversity enhancements.

The site is being promoted through Bath and North East Somerset Council's emerging Local Plan.

Contact Alex Anderson: alex.anderson@richborough.co.uk



Alex Sciarretta is Richborough's new Group Land Director



Alex supports all our regions and Richborough Commercial in accelerating site acquisition and land studies to support our ambitious growth plans. Alex was previously land director at Carden Group, and before that held similar roles at Harrow Estates and Taylor Wimpey Southern Counties.

Alex added: "Richborough has a fantastic future as the UK's leading land promoter, bolstered by the recent investment from Terra Firma's Principal Capital Group, and I am really happy to have joined the Richborough family."

"My role is to drive forward the business growth strategy to be the promoter of choice for landowners, accelerating the delivery of new homes and commercial schemes that will bring best returns for all stakeholders."

Contact Alex: alex.sciarretta@richborough.co.uk

Matt Dugdale appointed Richborough Commercial's planning manager



Richborough Commercial has announced the internal appointment of Matt Dugdale BA (Hons) MCD MRTPI FRGS as its dedicated planning manager, to support its exciting growth.

Matt joined Richborough as a planning manager in 2023 and has been instrumental in Richborough Commercial's success. This new role will see Matt leading on Richborough Commercial's planning strategy, applications and appeals.

Matt is Chair of the Royal Town Planning Institute (RTPI) North West for 2024. He is also a Fellow of the Royal Geographical Society. Previously, Matt worked in-house for commercial developer and investor The Emerson Group (Orbit Developments), as well as for planning consultancies and local authorities.



matt.dugdale@richborough.co.uk

Matt said: "Good town planning balances an area's economic, social and environmental needs, which is exactly what we are committed to delivering at Richborough Commercial. "I look forward to generating further growth for the benefit of all our partners including landowners, local communities and local authorities."



Permission Granted for 60 Homes in Four Marks, East Hampshire

Gladman are pleased to announce that following a public inquiry held in February 2024, our appeal for up to 60 homes (including 40% affordable housing) at Lymington Bottom, Four Marks, East Hampshire has been allowed.

Many thanks to everyone involved in this project.



Thank you to everyone who attended our Affordable Housing Seminar earlier this month in partnership with Tetlow King Planning at the British Medical Association.

A special thank you to our panellists who provided insightful and thought provoking discussions in both addressing the critical need for affordable housing as well as the practical aspects of delivery and viability.

[Paul Brocklehurst](#) [Annie Gingell](#) [Hashi Mohamed](#) [Simon Coop](#) [Liz Emerson](#) [Marie Chadwick](#) [Kate Ellison](#) [Liz Williams](#) [Nicola Gooch](#) [Ramsay Evans](#)



www.lpdf.co.uk



Delivering the homes our country needs

Wates has launched a Housing White Paper calling for bold reforms to the planning system to address the UK's substantial housing shortage.

Few people would agree that the housing market is working effectively, and as a country we are not building enough homes to meet demand. At Wates, we want to create sustainable and thriving communities, and that starts with ensuring that everyone has a great place to live.

Our new whitepaper offers a comprehensive blueprint to tackle the UK's housing crisis. It provides some innovative solutions and calls for a system of presumed planning consent to revolutionise local planning frameworks.

Pictured are Eoghan O'Lionaird, (Wates CEO), and Stephen Beechey, (Wates Strategy Director and MD for Government Affairs), who visited Downing Street to deliver the whitepaper findings and call for substantial change in the housing sector.



The Whitepaper is available to download from our website: <https://www.wates.co.uk/insights>

Wates Developments visits its' newest Joint Venture sites

The Wates Developments team recently enjoyed a day out of the office visiting our two newest Joint Venture (JV) development sites in Kent and East Sussex, both of which were launched this month.

The first stop was 'Pippins Place' at Leybourne, in Kent – a JV with Vistry Group Kent offering a collection of three and four-bedroom homes. The team then headed to nearby Crowborough, in East Sussex, to 'Meadow View' – a JV with Vistry South-East, offering a collection of two, three, four and five-bedroom homes.

It has been a pleasure to see the evolution of these development sites from start to completion.

Our thanks to the Vistry Kent and South-East teams for permitting and hosting our visits.

