



Good News Bulletin- Edition 31—January 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.

Wates Developments brings 140 new homes to Bramley

Wates Developments has this month completed the sale of a 54-acre site in Bramley to Redrow Homes. The site was signed under a Promotion Agreement in 2018, with outline planning permission secured by appeal in March 2023.

It will provide up to 140 new homes, including 40% affordable housing, and will also feature a Community Hub and 40 acres of green open space. It will provide an array of amenities including community allotments, orchards, play areas and a skate park.



Fantastic feedback was received on this project. The landowner, Carol Walton, said "*Wates have worked tirelessly to push the project forward to a successful conclusion... Their professionalism and experience has been second to none.*"

Ed Keeling, Director at Savills, commented: "... *one of the quickest, most efficient strategic land projects I have ever been involved in ...*".

Friday Street Farm site in Langney, Eastbourne, sold to Chartway

Wates Developments has sold Friday Street Farm, a 35-acre site in Langney, Eastbourne, to Chartway Partnerships Group.

The site benefits from outline planning permission for the construction of 250 new mixed-tenure homes, which was granted by Wealden District Council and Eastbourne Borough Council. It also includes allotments, playing field and green spaces.

The development will place a strong emphasis on sustainability, incorporating homes designed to support biodiversity. The inclusion of community open space will be an integral part of the Friday Street development.

The Friday Street project also marks the start of a new relationship between Wates and Chartway, who share a commitment to delivering new, sustainable, high-quality homes and community placemaking.

Three new planning promotion agreements

1. Market Deeping, Cambridgeshire

This 137-acre site is located off Lincoln Road, Deeping Gate and has the potential to deliver a comprehensive development including:

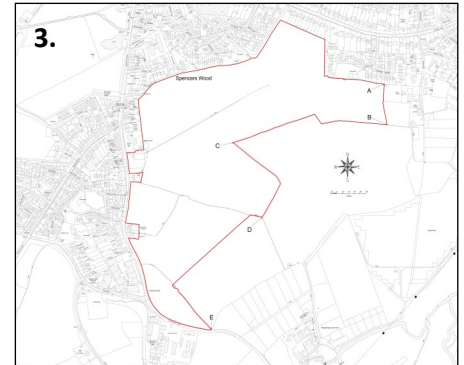
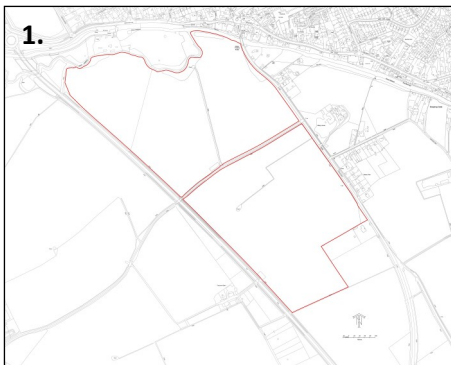
- ✦ Over 1,000 new homes
- ✦ Primary school
- ✦ Retirement living
- ✦ Local centre including community facilities
- ✦ Extensive green infrastructure network, including sports, play, semi-natural green space, landscaped parkland and space for communal food growing

2. Royal Wootton Bassett, Wiltshire

We have signed a promotion agreement for 17 acres of land in Royal Wootton Bassett with the capability to deliver around 100 homes. We look forward to submitting a planning application for the site in due course together with promoting through the Local Plan process.

3. Spencers Wood, Berkshire

The 95 acre parcel of land has the potential to deliver much needed new homes, including affordable housing, a school, Suitable Alternative Natural Green Space and other community facilities.



Richborough welcomes three new starters

Neil Oxley has joined our design department as Senior Urban Designer. Neil joins from Barratt Homes and previously worked at Pegasus Group and other housebuilders and consultancies, bringing over 25 years' industry experience.

Working with our group design director Charlotte Lewis, Neil helps bolster the design excellence Richborough strives to provide across all its proposed residential and mixed use developments, from conception to completion.

neil.oxley@richborough.co.uk

Charlotte Gilham has joined Richborough's technical team as Technical Coordinator and supports Richborough's Western Division on the lifecycle of their projects, from planning stage through to disposal. Charlotte has joined from Piper Homes, and previously worked at Spitfire Homes, Bellway Homes and Persimmon Homes. Charlotte.gilham@richborough.co.uk

Leo Gee has joined our technical team as Technical Administrator and helps collate site constraints and information to help prepare planning applications. He also supports the production of the extensive sales and technical packs Richborough provides to its purchasing development partners. leo.gee@richborough.co.uk



Four Permissions and Three Sales!



Our Biggest Permission to Date – 985 Homes in Darlington

We are pleased to announce that our planning application for a sustainable, mixed-use development comprising up to 985 dwellings, community facilities and open space at Staindrop Road, Darlington has been approved at planning committee. Allocated for development in the Darlington Borough Council Local Plan, the development of this site will make a valuable contribution to meeting the housing and infrastructure needs of the Borough. One of the challenges for the site included finding a solution for nutrient neutrality and it represents one of a handful of sites in Darlington that has now been able to progress with a nutrient solution.



Many thanks to everyone involved and congratulations to our landowners.

Permission Granted for 188 Homes in Cromer, North Norfolk

We are pleased to announce that our planning application for up to 118 dwellings and 60 units of specialist elderly care accommodation at Overstrand Road, Cromer (North Norfolk District Council) has been approved at planning committee. It was successfully demonstrated through the submission material that the proposal provides a framework for a high-quality form of development that is appropriate for its location within a National Landscape designation. The scheme will provide 45% affordable housing and a substantial amount of public open space.

Many thanks to everyone involved and congratulations to our landowners.

Permission Granted for 56 Homes in South Chailey, Lewes



We are pleased to announce that following a hearing in November this year, our appeal for up to 56 dwellings on land west of A275, South Chailey (Lewes Council) has been allowed. The appeal explored primarily the issues of landscape and the principle of development, with additional local residents concerns regarding heritage and ecological matters.

Many thanks to everyone involved and congratulations to our landowners.

Permission Granted for 70 Homes in Barcombe Cross, Lewes

We are pleased to announce that following a hearing in November this year, our appeal for up to 70 dwellings on Land west of Barcombe Mills Road, Barcombe Cross (Lewes Council) has been allowed. The appeal explored primarily the issues of Landscape, Heritage, Best and Most Versatile Agricultural Land and the Principle of Development.

Many thanks to everyone involved and congratulations to our landowners.

Site Sold – Woodchurch, Ashford



We are pleased to announce that our site in Woodchurch, Ashford has been sold to Cala Group Limited. The site benefits from outline planning permission for up to 40 new homes, including 40% affordable housing.

Many thanks to everyone involved and congratulations to our landowners.

Site Sold – Swanland, East Riding of Yorkshire

We are delighted to announce the sale of our site at Swanland, East Riding of Yorkshire to Crest Nicholson plc. The site benefits from outline planning permission for 150 dwellings, including 25% affordable housing. Many thanks to everyone involved and congratulations to our landowners.

Site Sold – Copmanthorpe, York

We are delighted to announce the sale of our site in Copmanthorpe, York to Miller Homes Ltd Yorkshire. The site has the benefit of outline planning permission for 158 dwellings, including 30% affordable housing. Many thanks to everyone involved and congratulations to our landowners.

Donation from L&Q Estates to fund vital equipment at new community

Volunteer emergency first responders serving a new community in Bedfordshire will be able to save more lives after a donation from a leading land promoter and developer paid for a full set of vital equipment.

The Ampthill and Flitwick Community First Responders of the East of England Ambulance Service has been provided with a set of brand-new emergency kit including a defibrillator, observation equipment, oxygen delivery equipment, and more, by L&Q Estates. It will allow the small team of volunteers to better serve the population of Wixams, a major new town to the south of Bedford where L&Q Estates is the master developer.

Joe Bowen of the Ampthill and Flitwick Community First Responders said: "We're incredibly grateful to the team at L&Q Estates for this donation, as we are 100 per cent reliant on the generosity of others for our funding.

"Community First Responders aren't quite as well-known as similar charities such as the Air Ambulance, as we're on the ground rather than in helicopters, but we perform a similar function for the ambulance service and can often make the difference between life and death"

"This donation from L&Q Estates will allow us to serve Wixams, a denser part of Bedfordshire, much more reliably, and should give residents peace of mind that help will be there when it is needed. It will genuinely make such a big difference to our day-to-day operations, and it's an example that other developers should follow."

Tom Barker, Community Response Manager, said: "Community First Responder teams such as the one at Wixams provide an essential role in being first on-scene at emergencies during those vital minutes while ambulance crews are on their way."

Richard Edwards, Group Land and Planning Director at L&Q Estates, added: "When building entirely new communities such as Wixams, it is crucial that we do everything we can as master developers to protect the people who live here. The Community First Responder team do a fantastic job in and around Bedfordshire, so we felt a donation to pay for a new set of emergency kit would make a key difference not only to their volunteers, but the current and future residents of Wixams.

"Although we hope their services do not need to be used too much, it's important for us to provide the team with the tools they need to better save lives."

As master developers of Wixams, L&Q Estates has provided £8.8 million of funding towards the creation of Wixams Tree Primary School and Wixams Academy Secondary School which are now fully operational.

It has also invested over £96 million in infrastructure which has included improvements to the A6, the remediation of the former bomb-making factory land at Elstow Storage Depot and creating a number of lakes as well as other environmental improvements. L&Q Estates has also made a significant contribution towards the delivery of a railway station, which is currently being project managed by Bedford Borough Council.



The firm has also provided 2.4m sq ft of warehousing in the Northern Expansion Area which has created over 1,200 jobs in a site next to the main Wixams development.

Anyone wishing to make a donation to The Ampthill and Flitwick Community First Responders is able to do so [here](#) .

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