



Good News Bulletin- Edition 26—July 2023

Welcome to the Land Promoters and Developers Good News Bulletin.

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

Thank you to everyone who has supplied content and congratulations on your success.

Jaynic Proposes Significant Highway Improvements at Accident Blackspot on the A11

Property developer Jaynic is proposing significant highway improvements at an accident blackspot on the A11 between Red Lodge and Fiveways roundabout that goes much further than those currently being suggested by National Highways.

This forms part of Jaynic's emerging proposals for a new 130-Acre Business Park off the A11 at Barton Mills.



Nic Rumsey Managing Director of Jaynic stated: "We are promoting this strategic employment site with the aim of persuading West Suffolk to allocate it in the forthcoming proposed local plan. As possibly the only site capable of fulfilling West Suffolk's employment commitments to the A11 corridor, it will also facilitate much needed economic development in the area, bringing a significant number of jobs alongside the planned growth in housing."

Jaynic is proposing to stop up junctions and central reservation gaps to prevent all turning movements onto, off and across the A11 in this location to improve safety and provide a new grade-separated junction south of Barton Mills. This would not interfere with the A11 traffic flow and would allow uninterrupted north/south flow of traffic between Barton Mills, Worlington and Tuddenham. Pedestrians and cyclists would also have an alternative safe route to cross the A11 and there would be no need for vehicles to carry out u-turns via the Fiveways Roundabout and Red Lodge junctions.

This comprehensive solution contrasts with the National Highways proposals which is only proposing to stop up the central reserve gaps to prevent right turn movements, but would still allow traffic to access and egress the A11 from the existing junctions. Pedestrians and cyclists would still have to cross the busy A11 using the existing footpath.

Nic Rumsey, added: "Our proposals include the works proposed by National Highways, but they go much further in ensuring greater highway, pedestrian, and cyclist safety, whilst allowing full North/South vehicle movements across the A11 with no interference to the existing A11 traffic flow."

"It must make sense for National Highways, West Suffolk Council, and Suffolk County Council to embrace this opportunity ahead of further local plan consultations and work with Jaynic to deliver the maximum benefits to the Community arising from this opportunity."



Rainier Developments Land Investment from New Equity Partner

Rainier Developments Ltd are delighted to announce that we have entered into a joint venture with Lloyds Bank and Homes England.



The investment by Lloyds Bank and Homes England will help to bring forward a mix of high quality one- and two-bedroom apartments, comprising a combination of 28 open market apartments, two affordable units and seven apartments that have been dedicated for key workers.

RAINIER

DEVELOPMENTS & STRATEGIC LAND

Rainier Developments has been developing the £11 million scheme with the support of The West Midlands Combined Authority and The Greater Birmingham And Solihull LEP.

This will hopefully be the first of many schemes that both organisations develop together, and with Lloyds Bank and Homes England as an equity partner, this enables Rainier Developments to continue its ambitious growth plans in the residential sector.



Gleeson Land Unconditionally Exchange Contracts with Cotswold Homes on a Development in Great Somerford

Gleeson Land have unconditionally exchanged contracts with Cotswold Homes Ltd for the sale of a development with 21 dwellings in the village of Great Somerford, Wiltshire. The site extends to approximately 1.6 hectares and is located in the North of the Wiltshire county.

The application was the second phase of development on land at Broadfield Farm, accessed via the previously consented neighbourhood plan site. The site also provides 16% biodiversity net gain and financial contributions through CIL and the s106 agreement towards education, sustainable transport and play equipment.

Guy Gusterson, Managing Director of Gleeson Land comments **"The Gleeson Land team have carefully put together a high quality scheme that compliments the village's needs. We are delighted to have sold the development to Cotswold Homes Ltd and would like to thank them for their professionalism in completing the sale in less than four weeks from selection as preferred purchaser."**

Paul Slingo, Technical Director, Peter Rawlinson, Planning Manager and Dan Kightley, Technical Co-Ordinator have been working on this project with the wider Gleeson Land Team. Gleeson Land would like to thank AJW Land and Development and Gowling WLG, and of course, the team at Cotswold Homes and Osbourne Clarke.



gleeson land

Wates Developments Wins Sixth Consecutive Planning Appeal



Wates Developments has secured the delivery of 146 much needed new homes in Farnham, Waverley, by winning its' sixth consecutive planning appeal.

This was a particularly complex case, and the second time Wates Developments were at inquiry on this site.

The development, which will include 37% affordable housing, will provide positive net gain in biodiversity and 14.6 acres of onsite Suitable Alternative Natural Greenspace, (SANG). This includes a 2km circular walk for residents, designed to remove pressure from nearby Special Protection Areas.

Other benefits of the site include 5.2 acres of open space, two locally equipped play areas, sustainable drainage systems, cycle route improvements and new pedestrian and cycle links.

Meryl Baker, Strategic Portfolio Director, Wates Developments, said: *"This scheme will provide much-needed new sustainable homes, with great on-site facilities in a fantastic location. I am extremely proud of the teams' achievements on what was one of the most challenging projects we've ever worked on."*



Land Sale to Elivia Homes



Wates Developments has completed the sale of land in Wivelsfield Green, East Sussex, to Elivia Homes. The site will create 45 much-needed new homes, including 40% affordable housing.

Outline planning consent on the land was secured by the team last September, after successfully overcoming several key issues to win a planning appeal.

Wates Developments worked very closely with the land-owners, who were delighted with the planning result and land sale. The plans for the site include 40% affordable housing, open space with play areas, and new woodland planting.

Elivia Homes will now take the site forward for delivery.

Rory Kemp, Land and Planning Manager, Wates Developments, said: *"We're delighted to have secured planning on this fantastic site, which brings forward much-needed new homes for the local area. We're also pleased to have completed the transaction with Elivia homes, who I'm sure will create a great scheme"*.

Planning Permission Success in Staffordshire



Richborough has been given the go ahead for residential plans in Baldwin's Gate, Staffordshire.

Allowed on appeal, these proposals, which were recommended for approval by council planning officers, include:

- Up to 200 high quality homes
- Affordable housing
- Over 40% of the site retained and developed as public open space
- Creation of natural play trail and allotments for residents of Baldwins Gate.

This new 32-acre development is located off the A53 Newcastle Road and is just 500m from the centre of the village and its amenities, including shops, school, village hall and GP surgery.



The planning appeal success follows Richborough's previous appeal win for an adjoining piece of land in Baldwins Gate. Planning permission was granted in January 2015 and the development has since been fully built out by Kier Living.

Senior Promotions for Charlotte Lewis and Dean Knight



Richborough's Charlotte Lewis and Dean Knight have been promoted to the positions of Group Design Director and Group Technical Director respectively.

The promotions reflect the important contribution Charlotte and Dean make to the business now and going forward.

Charlotte and Dean head up Richborough's design and technical departments and the company is one of just a few land promoters to have this high level of expertise in-house.

They help to consistently create high quality, deliverable masterplans that overcome technical issues, meet local authority and community requirements and secure planning permission, while bringing landowners maximum returns.

Paul Campbell, chief executive at Richborough, said: "Huge congratulations to Charlotte and Dean. They have played a huge part in the success Richborough has enjoyed so far and will play a key role in our journey to be the pre-eminent land

promoter of choice in both the residential and commercial strategic land sectors. One of our objectives is to take on more difficult allocated development sites and add value through creative and technical problem solving, and Charlotte and Dean are key in achieving this."

Contact Charlotte Lewis, RIBA ARB Registered Practitioner in Urban Design: charlotte.lewis@richborough.co.uk

Contact Dean Knight MCIOB: dean.knight@richborough.co.uk

Croudace Homes Exchange Option Agreements on 192 acres

Croudace Homes is delighted to announce that we have successfully exchanged 4 separate Option Agreements in respect of 192 acres of land in Fair Oak, Hampshire, with the potential to deliver circa 1,500 dwellings, a new primary school, local centre and significant open space.

The site is located to the north east of the settlement of Fair Oak and was a part of a previous draft allocation for 5,200 dwellings. The site will see the delivery of much needed high quality new homes in Eastleigh Borough.”



**LPDF**
Creating Places • Delivering Homes

Summer Party 2023

Thursday 14th September
1pm - 5pm

Madison Rooftop, New Change, London EC4M 9AF

New location, same great party!
Overlooking the beautiful St Paul's Cathedral, join us at Madison for an afternoon of eating, drinking and networking.

To book your place email info@lpdf.co.uk