



## Good News Bulletin- Edition 25—June 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.

# Wates Developments Wins ‘Excellence in Plan Making Practice – South East’ at the RTPI Awards

Wates Developments, in partnership with the Royal Borough of Windsor and Maidenhead, were crowned winners of ‘Excellence in Plan Making Practise – South East’ at this month’s RTPI Awards for Planning Excellence. The team won for their work on ‘AL21 land west of Windsor Stakeholder Masterplan’.

The West Windsor scheme will provide 455 high-quality, sustainable new homes, (including 182 affordable properties). Wates Developments worked in partnership with the Borough to engage extensively and innovatively with the local community to prepare the first Stakeholder Masterplan document within the newly adopted Borough Local Plan. Carried out more extensively and at a much earlier stage than would normally be the case for such planning applications, the results show that more thoughtfully prepared schemes can deliver better outcomes for, and greater positive engagement with, the communities in which they are proposed.

The judges for the awards were impressed with the stakeholder engagement and community participation undertaken on the scheme, which is at the forefront of issues in plan making practice, demonstrating that effort in this area can lead to social and environmental dividends.

David Brocklebank, Executive MD of Wates Developments, said: “I’m extremely proud of what our teams achieved on the west Windsor scheme over more than a decade. The scheme demonstrates our commitment to working long term with

partners to deliver positive outcomes, even when faced with extremely challenging circumstances.

Our commitment to positive community engagement and promotion over many years led to the land being released from the Green Belt – something which is virtually unheard of.

This is an exceptional new homes site and a very high quality, sustainable scheme, in a fantastic location. I’m delighted with the positive impact it will have for the local community, including a new Special Educational Needs school”.



# New Residential Planning Application in Hollins Green, Warrington



Richborough Estates has submitted an outline planning application for residential development in Hollins Green in Warrington, Cheshire.

Up to 110 homes, open space, cycle and pedestrian links and a children's play area are proposed for a 10.5-acre parcel of agricultural land located off Manchester Road, Hollins Green.

The site has been proposed to be removed from the Green Belt and is allocated for residential development under Policy OS3 within the draft Warrington Local Plan which is set to be adopted later this year.

Harry Jackson, Regional Manager at Richborough Estates, said: *"Our proposed development will provide a mixture of high quality, family homes that will help address the borough's housing needs. We're pleased to have submitted this planning application after community consultation and look forward to its delivery once planning permission has been secured."*



Find our more details about the development on the Richborough Estates website [here](#) or contact Harry Jackson: [harry@richboroughestates.co.uk](mailto:harry@richboroughestates.co.uk)

## Residential Land Sale in Matlock, Derbyshire

Richborough Estates is excited to have secured housebuilder honey to deliver a 10.5-acre site in Matlock, Derbyshire. Located off Chesterfield Road, the site benefits from outline planning permission for 75 new homes, with 30% affordable housing provision, footpath improvements, a new pedestrian crossing, public open space and areas of natural play, parking provision and Sustainable Urban Drainage Systems (SuDS).

honey's proposed £20.35m development will be called Hazel and comprise a mix of one to five-bedroom homes and will include maisonettes, terraces, semi-detached and detached properties.

If given the go ahead by Derbyshire Dales District Council, work at Hazel is anticipated to start in December with the first residents expected to move into their new homes next August.



Briony Stenhouse, land and planning manager at Richborough Estates, said: *"We're thrilled to have secured this land sale to honey, delivering a great result for our landowners, and supporting the growth of a new housebuilder."*

*"Subject to planning, we look forward to honey starting work on this attractive development of high-quality new homes that meet the needs of the local area."*

For more details, please contact Briony: [briony.stenhouse@richborough.co.uk](mailto:briony.stenhouse@richborough.co.uk)

## Planning Permissions at White Post Enables Sale of 315 Homes and a Care Home and Brings to an End Long Running Project at Midsomer Norton

Waddeton Park Ltd has completed the sale to Barratts of land at White Post in Mendip District Council (now Somerset Council) for 270 new homes, together with a linked adjacent site in Bath and North East Somerset (BaNES) for 45 homes plus a 64 bed care home, south of Midsomer Norton. This represents the final piece of a hugely complex project which has taken well over a decade to deliver.

The Company originally acquired 24 acres of freehold land off Fosseway in 2011, unusually following a formal tender, and in 2013 obtained outline planning consent on 18 acres for 185 houses which subsequently became known as “Beechamp Place”.

Following this Waddeton Park Ltd assembled a jigsaw of multiple land ownerships to the west around Silver Street to facilitate the delivery of the final 6 acres and also additional land for very substantial road and infrastructure improvements to serve a new 3 form entry primary school, sold to the Secretary of State for Education, The Company worked with LocatED (on behalf of DfE) and the Midsomer Norton Schools Partnership to deliver the new primary school; which was opened to pupils in October 2020. Land for a further 40 homes was sold to Backhouse in 2021. A further planning permission for 45 houses on the residual 6 acres was granted in 2021.



The final phase saw cross-boundary outline planning applications being made to BaNES and Mendip District Councils for 270 houses on 30 acres of land at White Post to the south of Beechamp Place. The planning applications were granted earlier this year following lengthy delays due to a Judicial Challenge of the Part 2 Local Plan, but the applications were finally approved a couple of months ago.

Simon Steele-Perkins, Director of Waddeton Park Ltd said, “I am delighted to have reached this important milestone. This is a good example of how a vision 12 years ago can be turned into reality by being patient, by doing the “right thing” and by meaningfully engaging with all parties over a very long period of time. There was a desperate shortage of school spaces but no site for a new school. There had been several failed attempts at delivering a care home for the town, and both authorities have struggled over the years with delivery of enough housing and affordable housing. To achieve all of this would not have been possible without superb planning and technical support and an outstanding legal team.”

Thanks to Rosie Dinnen, Tetlow King; Nicola Lovell, JLL; Kevin Hunt, JLL; Neha Katrina, Stantec; Neil Thorne, Stantec; Danny Hutchings, Clifton Emery Design; Nigel Smith, Teignconsult; Richard Morton, Cotswold Archaeology and many others.

Also to Chris Glover, CJH Land; Nick Oliver, Cooper and Tanner; Thea Gregory, Barratts and especially to Elizabeth Newson of Michelmores.

# Two Senior Promotions Announced

Two senior promotions have been announced at one of the UK's major land promoters and developers as part of its plans for future growth.

Aritz Kaushik is now Engineering Director at L&Q Estates following the retirement of Stephen Jay, who worked for the Warwick-based business for 19 years. His colleague Tim Brown has also secured a well-earned promotion to the role of Associate Engineering Director.

Aritz has over 19 years of experience in the industry having completed his degree in Engineering at the University of the West of England. He started his career in transport planning, initially at a consultancy in Bath before moving to work in Bristol. Then in the same city for Jubb where he worked his way up from Senior Transport Planner to the position of Associate.



Before joining L&Q Estates in 2019, the 40-year-old, who lives in Southam having re-located from Bristol, was already well-known to the L&Q Estates team having worked with them on various projects as a consultant and was a key contact at Jubb for L&Q Estates projects.

Tim followed a similar path to L&Q Estates' HQ at Tachbrook Park Drive after completing his degree in Geography at the University of Exeter. The 30-year-old, who lives in Redditch, also worked at Jubb in Bristol, specialising in transport planning, and leading on and co-ordinating projects across multiple disciplines before joining L&Q Estates in 2021.

Aritz said: "The key driver for joining L&Q Estates was that it was a chance to do something slightly different and broaden my horizon, rather than specialising in transport planning. Here we are involved in the full range of technical disciplines including flood risk and drainage, geotechnical, air and noise, as well as transport. Steve's retirement following a long, distinguished and varied career in civil engineering means I will now be leading the Pre-Planning Engineering team. He

has had a big influence on how we do business at L&Q Estates and we will continue his legacy and build upon the foundations that he has laid."

"The team has been built up by Steve over several years, with all of us having known and worked closely with him for some time. He has helped to develop and guide us, both here at L&Q Estates, but also during our time in consultancy. Steve has imparted his vast knowledge of complex projects which stands us in good stead for the future. I know he will enjoy his retirement but we will sorely miss his enthusiasm and tenacity."

Tim added: "Working at L&Q Estates is hugely rewarding; we are empowered to explore and promote forward-looking engineering solutions, to unlock strategic sites for development. The Pre-Planning Engineering Team is involved from the very earliest phases of a project; starting at acquisition and due diligence, through promotion to local plans and through the application phase. This involvement throughout the phases ensures our sites are underpinned by innovative, cost-effective and practical solutions to minimise risk, maximise returns and provide high-quality deliverable development land to the market."

Adrian Clack, Managing Director at L&Q Estates, said both promotions were fully deserved.

"Aritz was the natural successor to Steve because he has proved to be an integral part of the Pre-Planning Engineering Team, and he has vast and varied knowledge of the engineering sector," he said.

"This has also given an opportunity for Tim to step up to Associate Engineering Director and, again, reflects the high standard of his work as well as highlights our plans for future growth of our staff and the business.

"I would like to wish Steve a happy and healthy retirement and thank him for all his years of service."



## Gleeson Land Submit Outline Planning Application for 400 New Homes in Nailsea, Somerset

gleeson **land**

Gleeson Land is pleased to share we have submitted an exciting planning outline application for 400 homes in Nailsea, Somerset. The site extends to approximately 38 hectares and forms part of a wider emerging allocation in the local plan. The submission will help deliver a range of essential housing for the local area.

Should the application be approved, it is expected to provide an abundance of open space, including a dedicated bat mitigation area. The scheme should also contribute to improve the local community facilities with a hub/sports pavilion, and provision of sports pitches.

Guy Gusterson, Managing Director of Gleeson Land comments "The team at Gleeson has worked hard to ensure we deliver a scheme that will compliment the existing town and help meet local housing demand. We believe we have achieved that with this application."

Nick Keeley, Technical Manager, Nick Parsons, Senior Technical Manager, have been working together to get this application across the line. The scheme has required a lot of extensive work from the whole team, so Gleeson is delighted to be at the point of submission. Gleeson Land will



now be positively working with North Somerset Council throughout the determination period of this planning application.

To find out more information about Gleeson Land and our previous work, please visit [www.gleesonland.co.uk](http://www.gleesonland.co.uk)

## Mid Suffolk's Gateway 14 Continues To Take Shape- Plans Submitted for 164,500 SQ FT Manufacturing and Warehouse Unit

Property developer Jaynic, in partnership with Gateway 14 Ltd – a wholly owned subsidiary of Mid Suffolk District Council has submitted a reserved matters planning application for the latest addition to the Freeport East site, adjacent to Junction 50 of the A14. Gateway 14 is set to provide up to 2.36 million sq ft of development opportunities for R&D, manufacturing, and logistics businesses in Mid Suffolk and is already home to a new 1.17m sq ft distribution centre for garden and leisure retailer The Range – due for completion by the end of the year.

Ben Oughton, Jaynic development director, said: "We're submitting the planning application speculatively in order to maintain momentum of delivering further high-quality buildings for this prime A14 scheme. Pending approval, it would mean we could have the next building ready for an occupier within 9-12 months on a freehold or leasehold basis for B2 (manufacturing) or B8 (distribution) uses. The size of the unit is influenced by current demand and is well suited to this prime position at the entrance to Gateway 14".

Plans for the new unit have been shared with neighbouring communities, district and parish councillors, and the chamber of commerce, through stakeholder briefings with considerable

emphasis on the quality of architecture and Gateway 14's commitment to the environmental, social & governance (ESG) agenda.

Sustainability is a central feature of the application with a design to BREEAM excellent which includes an EPC A rating, EV charging, LED lighting, solar PV, smart energy systems and rainwater harvesting, delivering low carbon and net zero solutions where possible.

Biodiversity is also a priority, with high-quality landscaping, green corridors and nesting boxes all being introduced to support not only the wildlife and ecology but also to create a vibrant, attractive, and healthy working environment for employees.

Agents for Gateway 14 are Savills and Avison Young, and further land is available for design and build units on a bespoke basis.

For more information, please visit [www.gateway14.com](http://www.gateway14.com) and [www.freeporteast.com](http://www.freeporteast.com)

**JAYNIC**

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