



## Good News Bulletin- Edition 33—March 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 completes sale of Ford, West Sussex, providing 1,500 new homes

The sale of a 222-acre site in Ford, West Sussex, has been completed by Wates Developments to Vistry and Abri, (one of the largest Housing Associations in the south of England). The site will provide 1,500 new homes, including 450 essentially required affordable homes. It is believed to be the largest single allocation of homes initially proposed through a UK Neighbourhood Plan.

The sustainable scheme will also include a new primary school, provision for a care home, a local centre with retail units, expansive open spaces, allotments, play areas and additional football pitches. The local car boot sales and farmers markets on the Ford Airfield will continue to run on the site, thanks to strong community support garnered during stakeholder consultations.

Wates Developments first became involved in the land and planning promotion of the site in Ford more than 18 years ago and has remained committed to ensuring the site achieves a planning consent which meets the aspirations of the landowners, community and key stakeholders. Approval was gained for the Masterplan in early 2021 after a considered and collaborative design process involving the landowners and the local community over many years, which helped to ensure the scheme would meet real local needs. The subsequent planning application was approved in 2023.



*David Brocklebank, Executive Managing Director of Wates Developments Group, said: “We’re delighted to have completed the sale of this ground-breaking neighbourhood planning led development at Ford. We’re proud to have had the opportunity to create a high-quality, sustainable, multi-use residential development over a number of years, in consultation with local stakeholders, which will address the pressing need for housing, as well as foster a sense of community belonging and well-being. This project underscores the power of constructive neighbourhood planning and collaborative efforts to develop this transformative project.”*

Vistry and Abri will lead the next phase of this multi-use residential development – a scheme designed with sustainability and community wellness at its core, that aims to forge a vibrant new community heart for Ford.

## Site Sold for 145 homes to Miller Homes, in Areley Common Astley Cross

Gladman are delighted to announce the sale of our site in Areley Common, Astley Cross to Miller Homes. The site has the benefit of outline planning permission for 145 dwellings including 40% affordable housing.

Many thanks to everyone involved and congratulations to our landowners.



## Site Sold for 90 homes to Bewley Homes in Holt, Wiltshire

Gladman are delighted to announce the sale of our site in Holt, Wiltshire to Bewley Homes. The site has the benefit of outline planning permission for 90 dwellings, including 40% affordable housing.

Many thanks to everyone involved and congratulations to our landowners.

## Permission Granted for 170 Homes in Lymm

Gladman are pleased to announce our outline application for up to 170 dwellings at Land off Warrington Road, Lymm, received a resolution to grant planning permission at Warrington Borough Council's Development Management Committee last week.

Gladman successfully promoted the site through the preparation of the Warrington Local Plan, making representations to promote its identification as a location for development and participating in the Local Plan Examination hearings. This work culminated with the site's release from the Green Belt and allocation for residential development, and the preparation of our corresponding planning application submission.

Many thanks to everyone involved and congratulations to our landowners.



## Permission Granted for 225 Homes in Ratby



Gladman are pleased to announce our appeal for up to 225 homes (including 40% affordable) at Desford Lane, Ratby has been allowed.

Many thanks to everyone involved and congratulations to our landowners.

# Planning application submitted for new 44,000 sq ft distribution hub at Gateway 14, Stowmarket

A planning application has been submitted to Mid-Suffolk District Council to construct a 44,000 sq ft distribution hub at Gateway 14, Stowmarket, for a major supplier of eco-friendly construction materials. The unit will be delivered via a freehold development agreement by property developer Jaynic, acting as developer partner for Gateway 14 Ltd – a wholly owned subsidiary of Mid Suffolk District Council. Pending planning permission, construction is expected to start on site in the early summer.

Gateway 14's Freeport status and tax benefits, together with the site's commitment to sustainability, made it the perfect base for the firm's new distribution facility. The site is already home to a new 1.17m sq ft distribution hub for garden and leisure retailer The Range, which is due to be operational later this year.

Mid Suffolk District Council also recently approved a business case for a new £18m Skills and Innovation Centre for Gateway 14 to help address the local skills gap and seize opportunities around growing sectors such as digital/AI technology and the green economy.

Sir Christopher Haworth, Chairman of Gateway 14 Ltd, said: *"We are delighted that more companies are looking at relocating to Gateway 14. Together with the Range distribution hub and plans progressing for the new skills and innovation centre, people can see how Gateway 14 is taking shape and start to understand its significance for the region."*

Mid Suffolk District Council's cabinet member for housing and property, Cllr Richard Winch said: *"The green economy is an emerging market that we are keen to encourage in Mid Suffolk, and as part of our aspirations for Gateway 14. Pending planning permission, we are delighted to welcome a leader in the sustainable construction sector to the site."*

Jaynic's development director Ben Oughton, said: *"We are pleased to be making strong headway at Gateway 14 where potential occupiers see the benefits that Gateway 14 provides with its freeport status as well as underlining its locational advantages sitting next to Junction 50 of the A14 providing direct trunk road access into the UK motorway system. This follows on from the 1.17m sq ft distribution hub building for The Range that was completed at the end of last year and will be in occupation before the Autumn."*

All high specification buildings on Gateway 14 include EV charging, LED lighting, solar PV, smart energy systems and rainwater harvesting. The development is committed to meeting a Very Good BREEAM rating and will strive for Excellent wherever possible as well as delivering low carbon and net zero solutions.

Accessibility through and around the development is a key feature with significant walking and cycling routes being integrated along with access to public transport links and local amenities.

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



Agents for the project are Savills and Avison Young.

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

**JAYNIC**

# HAWRIDGE LAND

## Appeal allowed for 74 dwellings in Hertsmere Green Belt

Hawridge are pleased to announce that, following a Public Inquiry held in February, our appeal for up to 74 dwellings in Hertsmere's Green Belt has been allowed.

The Inspector concluded that the Council's housing land supply was 1.39 years and attributed very substantial weight to the delivery of both market and affordable homes and, as a result, concluded that the scheme's benefits clearly outweigh its harms so as to demonstrate the very special circumstances required by national policy.

In an area of chronic under supply, the scheme will provide 45% affordable housing along with a host of other benefits including self and custom build housing and a net-gain in biodiversity.



## Richborough signs two new planning promotion agreements

### Thurlaston, Warwickshire

Richborough Commercial has signed a promotion agreement to bring forward new industrial and logistics space on land adjoining the M45/A45, on the edge of Thurlaston, Rugby.

The 29-acre, non-greenbelt site has the potential to deliver up to 460,000 sq ft of warehousing.

The site adjoins Symmetry Park Rugby, where construction has recently got underway on three major logistics units to answer market demand.

The site is close to the South West Rugby Urban Extension which is due to provide up to 5,000 new homes.

For more details please contact group director Nick Jones: [nick.jones@richborough.co.uk](mailto:nick.jones@richborough.co.uk)



### Norton Canes, Staffordshire

Richborough has signed a promotion agreement for 16 acres of land in Norton Canes, Cannock Chase with the capability to deliver around 140 homes.

We look forward to engaging with key stakeholders as we promote the land through the Local Plan process.

To find out more contact regional director Joe Jones: [joe.jones@richborough.co.uk](mailto:joe.jones@richborough.co.uk)

## Hannah Deverell returns to Richborough after 10 years

Hannah Deverell, who started her career with Richborough ten years ago, has returned to the company as Disposals Director.

In this new role Hannah oversees the sale of land to our residential and commercial development partners.

Most recently Hannah worked at Keepmoat as Senior Land and Partnerships Manager, and before that was at Ilke Homes and Redrow Homes. She first joined Richborough in 2014 in a business support role, and worked her way up to the post of Land and Planning Manager, with Richborough supporting her through a master's degree in Environmental and Spatial Planning.

Hannah said: "I knew very little about the industry when I started at Richborough 10 years ago, but their support kickstarted a brilliant career journey and I'm thrilled to be back where it all began. Everyone continues to be super approachable, friendly and passionate about the business.

"Richborough is undergoing exciting growth which will have a huge impact in the delivery of much-needed future housing and development. This new role allows me to utilise my past experience of managing and acquiring land to efficiently and effectively manage disposals, ensuring the best service and value for all parties."

Jordan Gresham, Group Disposals Director at Richborough, said: "Known as the Richborough Way, Richborough goes the extra mile to design future schemes that are high-quality, deliverable and leave a lasting legacy, and Hannah's in-depth disposals knowledge will enhance this process. Her well-rounded experience together with her resolute demeanour make her a stellar addition to the team."

