



Good News Bulletin- Edition 35—May 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.

Sigma Homes
LOCATION + QUALITY + DESIGN

Permission Granted for 53 Homes in Dunsfold, Surrey

Sigma Homes are pleased to announce that outline planning permission has been granted for 53 dwellings won through a planning appeal inquiry. The site in Dunsfold within Waverley Borough was found by the Planning Inspectorate to be sustainably located and its benefits outweighed its harms which notably included addressing the Council's significant shortfall in housing land supply (the Inspector took the Council's figure of 3.5 years) and in the delivery of affordable homes which was afforded separate significant weight in the planning balance. The site was within an Area of Great Landscape Value (AGLV) and in the setting of the Surrey Hills National Landscape (SHNL), as well as within a candidate area in the SHNL Boundary Review process. However, the Inspector concluded that the boundary review only attracted limited weight as there is no certainty regarding its likely outcome.

Sigma Homes are delighted to win this appeal which marks a significant step in their continued growth of the business. Many thanks to everyone involved and congratulations to our landowners.



Wates Developments wins seventh residential planning appeal in a row

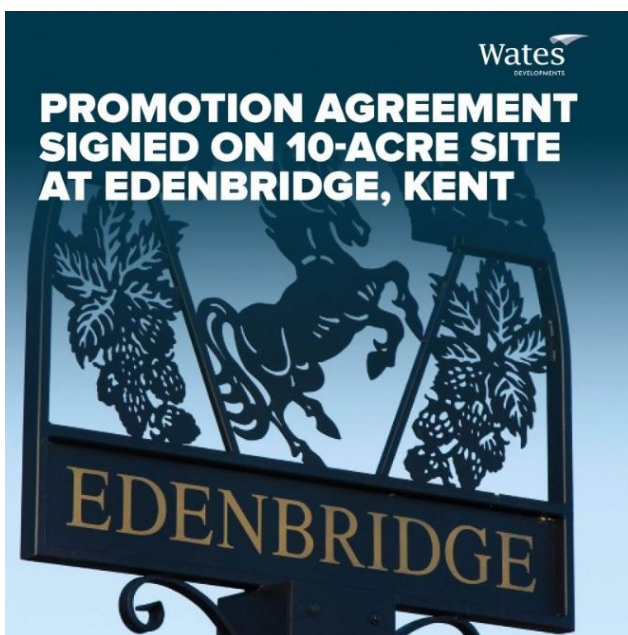
Wates Developments has won its' **seventh** residential planning appeal in a row, for up to 147 much-needed new homes, (including 35% affordable), in Chesterton, in the district of Cherwell.

In addition to 52 affordable new homes, the scheme will provide a range of local community benefits including public open space, a flexible recreational playing field area and sports pitches. The Inspector recognised the masterplan was reflective of the characteristics of the existing settlement with a contemporary edge.

The proposed development, (on land south of Green Lane), will deliver benefits to the residents of Chesterton, as well as those in surrounding areas, by providing easy access to a wide range of local facilities. In terms of Biodiversity Net Gain, the development will provide 54.84% Hedgerow Units gain and 20.68% Habitat Units gain in addition to creating new habitats.

3.6 ha to the east of the site will be dedicated to flexible recreational playing facilities with associated parking. These recreational playing facilities will include a Multi-Use Game Area; up to 8 tennis courts; 1 or 2 senior seized football pitches; and a Picnic/Play Area. To the west of the site will be 3.9ha of green open space.

This is a great scheme, and we look forward to seeing it coming forward. Huge thanks to all those involved in this latest success – it is real testament to the fantastic team that we have.



Promotion Agreement signed on 10-acre site in Edenbridge, Kent

Wates Developments has signed a Promotion Agreement on a 10-acre greenfield site in Edenbridge, Kent.

The land adjoins and adds to an existing site which we're promoting through the Local Plan for residential development.

We're committed to creating places where people and nature can thrive, and this new Promotion Agreement will help us to deliver a more sustainable site, which will provide more ecology and recreational space.



Informal tender launched for land in East Riding of Yorkshire

With H&H Land & Estates, Richborough is delighted to offer for sale by informal tender land to the west of York Road, Market Weighton, East Riding of Yorkshire. The opportunity comprises:

- ✦ A mixed-use development including low-rise residential, a food store and commercial uses.
- ✦ A gross site area of circa 15.56 acres (6.30 hectares);
- ✦ Principal frontage and vehicular access via York Road;
- ✦ A 1,900sqm food store ("Lot 1");
- ✦ A wide range of commercial uses including B2, B8, E(a), E(b), E(d), E(e), E(f), E(g) and F2(d) ("Lot 2");
- ✦ Up to 120 new homes over circa 6.27 acres (2.54 hectares) of residential net developable area, including 25% designated as Affordable Housing ("Lot 3");



Interested parties can register to view a Data Room of supporting documents via the dedicated website: landatorkroad.co.uk

Offers, **including a fully populated version of the attached pro forma available here**, must be submitted electronically to H&H Land & Estates and Richborough no later than **1pm on Tuesday 2nd July 2024**.

Please see the **[Planning, Technical and Legal Pack here](#)**.

For more details contact Jordan Gresham jordan.gresham@richborough.co.uk 07917 643087

Warrington residential site sold to Prospect Homes

Richborough is excited to confirm Prospect Homes as our development partner for our residential site in Hollins Green, Warrington.



The 10.5-acre site is located off Manchester Road and is set to include:

- ✦ 110 energy efficient homes
- ✦ 100% affordable housing including 30% as S106
- ✦ A mix of one to four-bedroom properties
- ✦ Attractive landscape setting
- ✦ Children's play area.

It has taken the Richborough team less than 3.5 years to promote the site through the various stages of the local plan, secure its release from the green belt, obtain planning permission, and secure this successful sale since signing a planning promotion agreement with the landowner in December 2020.

Planning application submitted for new homes in Nottinghamshire

Richborough has submitted an outline planning application for up to 230 new homes in Skegby, Nottinghamshire.

Our plans for the 22.73-acre site off Beck Lane propose a range of house types and sizes, with affordable housing provision. The site is located close to local facilities and key transport links.

Other key elements of our planning application include access, public open space, landscaping and drainage infrastructure.

For more details, please contact Alex: alex.anderson@richborough.co.uk



Cambridgeshire residential site sold to Balfour Beatty Homes

We're thrilled to announce Balfour Beatty Homes as development partner for our residential site in the market town of March in Cambridgeshire.

The site is off Princess Avenue, in close proximity to schools, shops and facilities, and is set to deliver:

- ✦ 125 homes
- ✦ 20% affordable housing
- ✦ Central green and public open space
- ✦ Children's play area



Huge thanks to the Richborough team and our consultants for rapidly navigating the site through the planning process and securing this successful sale on behalf of our landowner, all within less than 18 months. This is an impressive achievement considering there were several complexities to overcome, including title issues with the access.



Site Sold with planning for 140 Homes in Earl Shilton, Leicestershire

Gladman are delighted to report the successful sale of land at Earl Shilton, Leicestershire with the benefit of Outline Planning permission for up to 140 homes (including 20% affordable housing).

We would like to thank all of those involved.

