



Good News Bulletin Edition 58 — May 2026

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 full members.

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

Northern Trust completes land sale in Badsey, Worcestershire to Bromford Flagship LiveWest

Northern Trust Land Ltd is pleased to announce the successful sale of its residential development site at Brewers Lane, Badsey, Worcestershire, to Bromford Flagship LiveWest.

The 8.9-acre greenfield site benefits from outline planning permission for up to 75 dwellings, which was formally granted on 22 December 2025. The consent includes a comprehensive package of contributions towards community transport, education, sports facilities and primary healthcare, alongside a policy-compliant provision of 40% affordable housing.

The site was brought forward under a Promotion Agreement with the landowners, originally entered into on 30 November 2018. Savills, acting as marketing agent, managed a competitive disposal process which generated strong interest from a range of housebuilders and registered providers.

The site has now been acquired by Bromford Flagship LiveWest, which intends to deliver a 100% affordable housing scheme, significantly increasing the level of affordable provision and helping to address local housing needs within the Wychavon district.

John Tootell, Strategic Land Director at Northern Trust Land commented: *“We are delighted to have completed the sale of our Brewers Lane site to Bromford Flagship LiveWest. Having commenced promotion of this site in 2018, it is hugely rewarding to have secured planning permission and now placed the site in the hands of a developer. It is especially rewarding to see the site being brought forward as a 100% affordable housing scheme. This will make a meaningful contribution to meeting local housing needs in Badsey and the surrounding area, delivering real benefits for the community.”*

Catherine Jarrett, Regional Director of New Homes at Bromford Flagship LiveWest, said: *“It’s been a pleasure to work with Northern Trust and Savills to see this land purchase through. We’ll be developing this site into an all-affordable housing scheme, to be built by our in-house construction team, and we’re really excited to see the homes and community grow and take shape as we bring more much-needed affordable housing to Wychavon.”*

Kate McCree, Associate Director at Savills added *“Following a successful public marketing campaign, which generated a good number of high-quality proposals, we are very pleased to have secured Bromford Flagship LiveWest as the selected development partner at Brewers Lane, Badsey. It was a pleasure to work with the landowners and Northern Trust Land Ltd and together we look forward to seeing the delivery of the proposed scheme.”*

Northern Trust Land continues to work closely with landowners, local authorities and professional advisors to promote and deliver strategic land opportunities across the UK, supporting sustainable development and long-term community growth.



Outline Planning Application Submitted at Locking and Elborough, North Somerset

Mac Mic Land has submitted and secured validation of an outline planning application on land between Locking and Elborough in North Somerset, marking an important step forward in the promotion of this strategic site.



The proposals relate to a 79 acre landholding and provide for a residential led development of up to 415 homes, supported by green infrastructure, community facilities and sustainable transport measures.

The outline application establishes the framework for the delivery of a comprehensive new neighbourhood, with key elements including:

- Up to 415 new homes, contributing towards local housing need
- A country park, public open space and children's play areas
- A retail or community facility serving local day to day needs
- A mobility hub, promoting sustainable and integrated travel choices
- Allotments, supporting community wellbeing and local food growing

Green infrastructure and public open space form a central component of the proposals, shaping the overall layout of the development and providing long term environmental and recreational benefits for both existing and future residents.

The site is proposed for allocation in the emerging North Somerset Local Plan and is being promoted in a context where the Council currently holds well under the required five year housing land supply.

The submission of the outline application enables the site to come forward in a planned and coordinated way, aligning housing delivery with supporting infrastructure and open space, and responding positively to national and local planning objectives.

The submission and validation of the application reflect the combined efforts of Mac Mic Land's South West team and its appointed consultants.

The application has been progressed by Mac Mic Land's South West team, led by Richard Kelso, Regional Land Director, and Michael Gooch, Regional Head of Planning, whose commitment and hard work have been central to bringing the site forward, with Elliot Jones of Planning Potential coordinating the wider consultant team.

Planning Application Validated for Strategic Site at Cricklade, Wiltshire

Mac Mic Land has secured validation of an outline planning application for land at Malmesbury Road, Cricklade, continuing progress across its portfolio in the South West.

The application covers a 51.3 acre site and seeks consent for a residential led development of up to 315 new homes, supported by public open space and community uses.

Wiltshire is currently facing a significant shortfall in housing delivery, and recent feedback from Planning Inspectors suggests work on the emerging Wiltshire Local Plan may need to recommence.

The application has been advanced by Mac Mic Land's South West team, with Richard Kelso, Regional Land Director, Michael Gooch, Regional Head of Planning, and John-Rhys Davies, Planning Manager playing key roles in progressing the site.

Thanks are also extended to Nicky Brock of Carter Jonas, whose coordination of the consultant team enabled the outline application to be submitted ahead of schedule.



Wain Estates strengthens planning team with new hire

Independent strategic land company, Wain Estates, has strengthened its planning team with the appointment of Matt Grant (35) as senior planning manager.



Matt, who has a MSc in town planning, brings 12 years' experience across both public and private sectors, including

in-house and consultancy roles. He joins Wain Estates from a national housebuilder, where he spent four years as a planning manager.

Based at Wain Estates' headquarters in Warrington, Matt will oversee a diverse portfolio of strategic land sites across the UK. His role will include supporting landowners through the planning process and helping bring forward new housing opportunities in line with local authority targets.

Commenting on his appointment, Matt said: *"I'm thrilled to be joining the team at Wain Estates during what is an extremely exciting period in the strategic land world. The Government's reforms to national planning policy have provided what may well be a once in a generation opportunity to boost housing delivery on sustainable sites across the country.*

I'm looking forward to assisting the business in taking advantage of this opportunity and delivering on its growth targets.

Wain Estates planning director, Neil Lewis added: *"Matt's experience strengthens the team as we continue to grow our strategic land portfolio across the UK. With a strong planning team in place, we're well positioned to respond to changes in planning policy and work closely with landowners to secure permissions and maximise land value."*

SLG submits plans for 49-home Abbots Bromley site

The Strategic Land Group (SLG) has submitted plans for a new residential development in Abbots Bromley, East Staffordshire.

The 11.5-acre greenfield is being brought forward under a land promotion agreement, with the SLG team submitting its vision for a 49-home scheme on behalf of the landowner.

An extensive analysis of the form of the village and the way it has grown over time was used to inform the design of the scheme. The resultant development would deliver a mix of properties, including 40% affordable housing provision, and has been designed as a landscape-led development incorporating new public open space, green infrastructure and a children's play area. The proposals also include biodiversity enhancements and the retention of existing hedgerows and trees.

The site is within walking distance of local services, representing a sustainable location for new homes and contributing towards East Staffordshire Borough Council's housing targets.

Paul Smith, Managing Director at SLG, said: *"We're pleased to have submitted our planning application for the site, which recognises its strong location and potential for residential use. East Staffordshire Borough Council is currently unable to*

demonstrate a robust five-year housing land supply - our proposed development represents an opportunity to help address the identified gap, supporting the borough in bringing forward a deliverable residential scheme that will contribute to meeting local housing demand."

SLG was supported by planning consultancy, Emery Planning.

The planning consent underlines SLG's continued success in identifying and delivering residential development opportunities across the UK. The land promoter is actively promoting sites with the potential to deliver almost 4,000 homes with a combined GDV of circa £1.2bn.



Planning received in Ickleford, Hertfordshire

Hawridge Land's site in Ickleford, Hertfordshire received unanimous approval at committee in April, securing another win for the team.

The proposals for up to 100 new homes including 50% affordable housing, was deemed to have passed the Very Special Circumstances test required by national policy.

The site will deliver extensive new areas of publicly accessible green open space, including dedicated play areas for the local community. Existing landscape features will be enhanced through additional planting and the creation of ecological habitats. The southern portion of the site will be retained and safeguarded, ensuring it remains undeveloped in perpetuity.

Despite local objection, including multiple objections from a local Hillsbuilder, committee members found that the significant benefits of the scheme clearly outweighed any harms and voted unanimously in favour of our proposals.



Planning received in Little Hallingbury, Essex

Following a resolution to grant in December 2025, Hawridge Land is pleased to confirm that planning permission has been secured for up to 52 new homes in Little Hallingbury. The scheme, which includes 50% affordable housing, was considered by officers and members to comply with Grey Belt policy.

The outline planning application was submitted in August in partnership with our joint venture partner, Orchestra Land, following various pre-application engagement with the relevant statutory bodies. This marks the first occasion on which members in Uttlesford have resolved to approve a major application under Grey Belt policy, which is

particularly significant. It comes against the backdrop of Little Hallingbury Parish Council seeking to designate the site as both Local Green Space and part of a 'green gap' within their emerging Neighbourhood Plan—measures introduced in direct response to our application and illustrative of the way in which Neighbourhood Plans can be used to resist much-needed development.



Hawridge sign a promotion agreement in Buckinghamshire

Hawridge Land is delighted to announce the signing of a new promotion agreement in Buckinghamshire at the newly named Wexham Grange and Gallions Park, which has the potential to deliver up to 700 new homes.

The emerging proposals will provide 50% affordable housing, alongside extensive new green spaces and high-quality community areas. Plans also include enhanced walking and cycling connections, helping to create a well-connected and sustainable new neighbourhood. In addition, the project will support long-term investment in the future of Wexham Park Golf Centre, ensuring it continues to thrive.

Hawridge Land has undertaken meaningful engagement with golf club members and the wider local community to help shape the proposals, ensuring that the plans reflect local priorities and aspirations. This represents an exciting flagship project for the business, and we look forward to progressing the proposals in the months ahead.

Des Wicks, Managing Director says "Our partnership with Wexham Golf Centre reflects our commitment to addressing Buckinghamshire and surrounding boroughs chronic need for new housing, whilst preserving, enhancing and opening up new green spaces to the wider public. By working together, we can not only deliver new homes but also secure the long-term future of the golf centre, ensuring this valued facility can continue to be enjoyed for generations to come."

Eight deals in eight weeks!

Wates Land & Development has delivered an outstanding performance so far this year, completing eight land deals in the space of just eight weeks. This is a remarkable achievement in such a highly competitive and constrained market - arguably one of the most challenging land markets of the last 25 years.

Over the last few months, our teams have achieved the following:

- Rother District, (East Sussex): 74-acre strategic land site secured for up to 540 new homes.
- Puckeridge, (East Herts): Consented site for 91 homes sold to Greencore Homes.
- Storrington, (Horsham district): Consented scheme for 62 new homes sold to Matthew Homes.
- Bolney, (Mid Sussex): Foxhole Farm sold in May to Cala South Home Counties – a scheme that includes plans for 200 new homes, (60 affordable), as well as a sustainable, custom-built community centre and 'home for life' for well-established local SEND charity, Kangaroos.
- Billingshurst, (West Sussex): 100% affordable development scheme of 79 new homes on Marringdean Road, Billingshurst, sold to MTP Developments LTD, in partnership with Stonewater.
- Bromley: Contracts exchanged on a strategically located, 28-acre commercial land site in London, which will deliver up to 400,000 sqft of sustainable industrial and logistics floorspace.
- Gravesham Borough, (north-west Kent): Contracts exchanged on a 14-acre site with the potential to deliver over 100 new homes.
- East London: Contracts exchanged on a ground-breaking joint residential and commercial land scheme.



New South West region officially launches

Over 90 guests from across the industry were recently welcomed to Riverstation, in the heart of Bristol, to celebrate the official launch of the Wates Land and Development new South West region and regional office.

Our new South West region brings together Wates Developments, Wates Commercial and Logistics, and Wates Wildscape – a strategic expansion that reflects our commitment to growing a high quality, sustainable residential and commercial land portfolio across the South West. It also reflects our more holistic thinking about land, planning, sustainability and long term value.



David Brocklebank, Executive MD, said: “The South West presents a compelling opportunity for long-term, sustainable growth for Wates Land and Development. Establishing a regional base in Bristol is a clear signal of our intent. We’ve been investing in the region for many years, building strong relationships and growing a pipeline of land opportunities. With an excellent team on the ground, we are well placed to support landowners, agents and stakeholders over the long term, while delivering real value for local communities.”

The evening brought together long standing partners and new connections, reflecting the real momentum and opportunity we see in a region where we want to invest, grow and build long term partnerships. With a strong regional team now in place, we're well positioned to support landowners, agents, development partners and local communities across the South West.

Richborough leaders join national debate on planning reform and housing delivery

Our CEO Paul Campbell represented Richborough at the inaugural National Housing Bank Investment Summit in London.

Paul was among industry leaders invited to showcase how the National Housing Bank, the new public finance institution and subsidiary of Homes England, will work to accelerate housing and regeneration delivery and investment across England. Managing up to £16bn of government backed investment over 10 years, the Bank provides a range of debt, equity and guarantee products designed to derisk projects, unlock private investment and support delivery at scale.



Paul was a panellist on the session ‘Delivery on the ground and in places – Placemaking and regeneration’ and said: *“This was a fascinating panel talking about placemaking in new developments. From out point of view, I explained how the shortening the timescale for granting planning applications is essential to enable redeployment of capital into new planning applications and the role that Richborough, and the land promotion sector more widely, play in solving the outlet crisis that will ultimately drive greater volume of homes being delivered”*

Last month Richborough became the first land promoter – and one of the first partners – to agree a multi-million-pound debt facility with Homes England’s new National Housing Bank, recognising our delivery capability as the Government strives to deliver 1.5 million homes this Parliament.

This will be used to fund our continued investment in new sites and planning applications across England, growing the supply of consented land for SMEs, housing associations, and major housebuilders to build much-needed new homes.

For further information please contact:
paul.campbell@richborough.co.uk

Calling all housebuilders - new development opportunity

Richborough is promoting a new 13.42-acre residential development opportunity in Congleton, Cheshire. Located off Sandbach Road, the site benefits from a resolution to grant outline planning permission for 120 new homes, including 30% affordable housing.



Designed around high-quality, sustainable placemaking principles, the proposed development will deliver a network of walking and cycling routes alongside accessible public green spaces, helping to enhance biodiversity and create a well-connected new community.

Bids must be submitted no later than the 1st of July 2026. For further information about the site,, please contact Hannah Deverell: hannah.deverell@richborough.co.uk

Richborough secures sale of Royal Wootton Bassett site for up to 95 new homes

Leading land promoter Richborough has sold a 17-acre site in Royal Wootton Bassett to Miller Homes for the delivery of up to 95 new homes.

Following extensive public consultation, Richborough secured a resolution to grant planning consent from Wiltshire Council in August 2025. The scheme will provide a mix of homes, including 40% affordable housing, alongside play areas, allotments, open space and new leisure routes connecting to existing transport links.

Richborough’s in-house design and technical teams worked closely with consultants to shape a sensitive, landscape-led masterplan that responds to its surroundings while protecting nearby heritage and ecological assets. A comprehensive technical pack was also prepared to support delivery and reduce risk for Miller Homes.

For further information please contact Melissa Slaney-Smith:
melissa.slaney-smith@richborough.co.uk