



Good News Bulletin- Edition 29—October 2023

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.

Godwin lands a 54-acre industrial and logistics site

UK property developer Godwin Developments has announced it has exchanged contracts with a consortium of landowners on a 54-acre site in Daventry, which it intends to transform into a high-quality, sustainability-led employment hub.

The site – known as ‘South East Gateway’ – benefits from an existing allocation of 32 acres in the Daventry Local Plan for industrial, logistics and business uses. It is well positioned off the A45 London Road at the southeastern entry point into the town, next to similar uses, and offers quick access to the M1 Junction 16 which lies only 6 miles away.

South East Gateway reflects Godwin’s core I&L strategy of securing prime sites situated in close proximity to key motorway and A road networks, where supply is constricted and there is clear, unsatisfied occupier demand. The business is targeting the delivery of modern, best-in-class institutional-grade assets, built to the highest ESG standards that incorporate green spaces, biodiversity and social value principles from their inception.

Marcus Phayer, Development Director, Industrial and Logistics at Godwin Developments said: “We are really pleased to have secured this key allocated employment site in Daventry. With its proximity to the town centre and the M1 motorway, as well as the Grade A specification we have in mind, we are certain it would attract strong interest from potential occupiers.

“Our proactive and collaborative approach, combined with our proven track record, has enabled us to conclude this deal despite the current turbulent market conditions.

“We are keen to work closely with West Northamptonshire Council and local stakeholders, and are targeting a planning submission for circa 500,000 square feet of employment space in the first half of 2024. We also continue to seek opportunities in well-established distribution corridors, close to major population centres and transport networks - whether

they are ‘oven ready’, allocated for employment, or strategic land promotions.”

Stuart Pratt, Director and Co-founder of Godwin Group commented: “We have a strong track record of delivery across the residential, commercial and logistics sectors throughout the UK. To date, we have developed an existing pipeline capability in Industrial & Logistics totalling over one million sq ft and an estimated value of £250 million.

“Our ambition is to further expand Godwin’s existing industrial and logistics proposition over the next few years and establish ourselves as a recognised leader in this highly competitive sector in front of investors and occupiers alike”.

Godwin Developments was advised by Fisher German and Irwin Mitchell, with Howkins and Harrison acting as the disposing land agent. Retained advisors will be Fisher German, CBRE, and Howkins and Harrison.



Godwin
Developments

New commercial planning promotion agreement in Bedfordshire



Richborough Commercial has entered into a promotion agreement with a landowner to bring forward a new circa 300,000sq ft industrial and logistics opportunity in Bedfordshire.

The 23-acre site is located on the A507 north of Ridgmont close to Prologis Park Marston Gate distribution park and the established employment area of Brogborough.

Nick Jones, Group Director of Richborough Commercial said: "With its close proximity to existing employment and distribution sites as well as being just over a mile from Junction 13 of the M1, the proposed industrial and logistics development is in an excellent location to serve both the Midlands and South East.

"We look forward to promoting the site through the local plan process and obtaining planning permission and securing a development partner at the earliest opportunity."

For more details, please contact Nick Jones:
nick.jones@richborough.co.uk. www.richborough.co.uk/commercial/



Richborough welcomes Emma Fardell as Chief Finance and Operations Officer

Emma is a fellow of the Chartered Institute of Management Accountants and has held financial leadership roles in private equity-owned and international businesses for the past 25 years. She has joined from the management consultancy, Vendigital, where she was chief finance and operations officer with responsibility for transformation, strategy and growth leading to its sale to Siemens Advanta in 2022.

Emma will help steer Richborough's growth and diversification phase following its investment last year from Terra Firma's Principal Capital Group, supported by Partners Group and the Hands Family Office.

This includes building a platform for growth, developing business processes, implementing appropriate systems, and enhancing the firm's existing culture to bring the right talent into the business.

Emma said: "I'm excited to bring a different skill set to the business and help drive and support the growth of Richborough by building and evolving the culture, the team and the way we work. My ambitions for the company are to continue to grow and become the most significant independent land promoter in the UK."

Contact Emma Fardell:
emma.fardell@richborough.co.uk



Wates Developments shortlisted for two RTPI Awards



Wates Developments is thrilled to have been shortlisted for two awards at this year's prestigious Royal Town Planning Institute (RTPI) Awards for Planning Excellence.

We're finalists for the 'In-house Planning Team of the Year', as well as for 'Excellence in Plan-Making Practise' in partnership with the Royal Borough of Windsor and Maidenhead.

This recognition speaks volumes about our team's relentless dedication, innovative and collaborative approach, and their commitment to delivering new homes and creating sustainable places where people want to live.

Thank you to everyone across all of our teams, (pictured below at our recent Conference, with guest speaker Kelly Beaver MBE), for their hard work, and to the RTPI for recognising our contributions. Being shortlisted is a real honour, and we're proud to stand alongside the other deserving finalists.



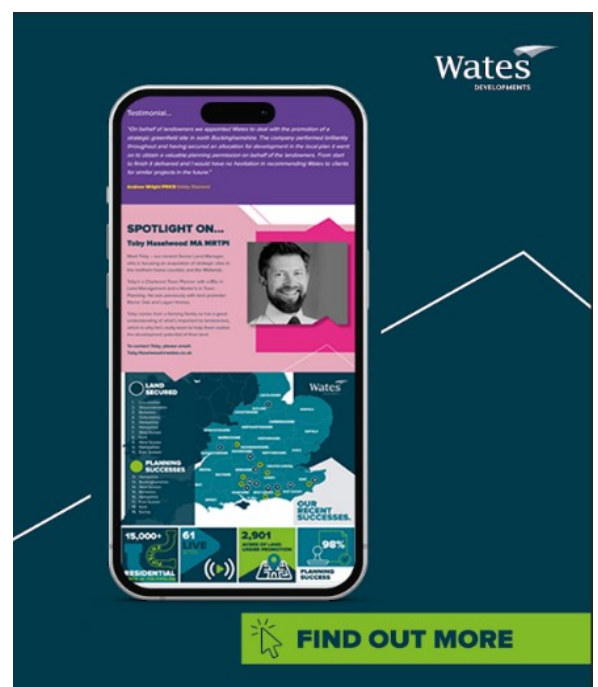
October Land Newsletter Out Now!

For land team updates, insights and team news, check out our October newsletter!

If you haven't received a copy, the newsletter is available to download via our Wates Developments LinkedIn page, or you can email us for a copy: land@wates.co.uk

If you're not yet following our Wates Developments LinkedIn page, now is the perfect time to follow us and join our growing community!

Follow us to stay up-to-date with the latest insights, team news, success stories and market trends in land, planning and residential development throughout the south, the west and the Midlands. We're committed to delivering valuable content that informs and inspires.



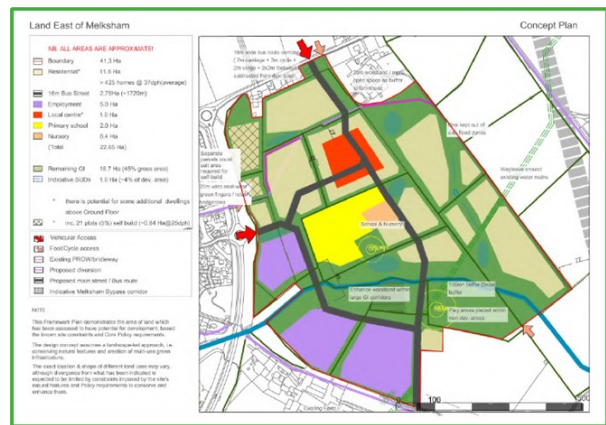
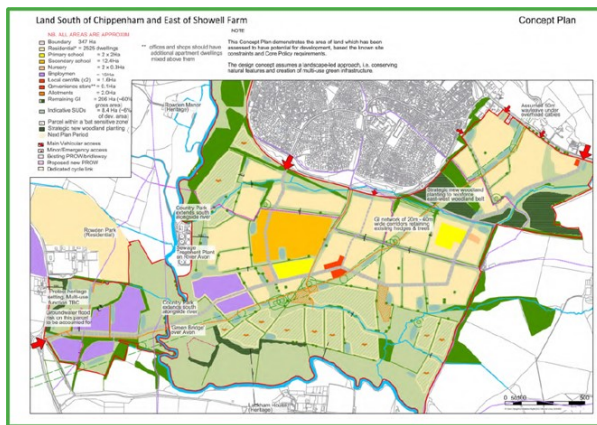
Gleeson Land confirm two sites to be emerging allocations in Wiltshire's Local Reg 19 Plan

Gleeson Land's two sites at Chippenham and Melksham have both been included as emerging allocations Wiltshire's Reg 19 Local Plan published on 27th September.

Gleeson Land's initial control at Chippenham includes approximately 550 of the 2,525 allocated dwellings.

At Melksham, Gleeson Land controls the majority of the allocation at Land East of Melksham for approximately 425 dwellings. The Local Plan indicates there is a long-term opportunity for the growth of further housing, employment, and infrastructure at Melksham, where Gleeson Land has further land under control.

Rachel Scott, Development Director, Zoe Chacksfield, Planning Manager, and Nick Parsons, Senior Technical Manager have been working towards this milestone for the project, and we are looking forward to seeing how these sites progress in the near future.



Planning Success and award nominations for Gleeson Land in Fairford, Gloucestershire

Gleeson Land is delighted to have received Outline Planning Consent for a development in the Cotswold village of Fairford. The 7.7 hectare development will deliver 87 much-needed homes to the local area.

Over the last three years, Gleeson Land has been working closely with our landowners, the local community and Fairford Town Council to ensure we proposed a sensitively designed scheme and to get the site allocated into the 2023 Fairford Neighbourhood plan. Once the scheme was allocated, this provided planning context for Gleeson to submit a planning application to the Cotswold District Council. This was approved under delegated powers at a local level. Gleeson Land is now actively progressing marketing of the site for sale.

This project has also been shortlisted for a National Building with Nature Award that is fast becoming recognised industry-wide. The team put together a carefully designed application to be not only thoughtful of its surroundings but to ensure that high-quality, green infrastructure is also delivered with the project.

Gleeson is proud that the project has secured this accreditation, and to be on the award shortlist and will be attending the Landscape Institute Awards on 3rd November to see if the scheme wins.

Guy Gusterson, Managing Director of Gleeson Land comments **"The Gleeson Land team has put together a high quality, thoughtfully designed scheme that compliments not only the community and village's needs, but is mindful of its environment. I am delighted that the proposal and the team's hard work has been externally recognised in the wider industry with the award nomination."**

