



Good News Bulletin- Edition 28—September 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.

Catesby Estates successfully completes sale of residential development site to Dandara

Catesby Estates has successfully completed the sale of a residential development site in Flitch Green, Essex to Dandara.

Located off Station Road, the greenfield site was granted outline planning consent by Uttlesford District Council for 160 Net Zero Ready homes including 40% affordable housing.

The site also includes an office hub to provide flexible working space and a new countryside park with allotments, community orchard and new play areas. The onsite cycling and walking trails link to the Flitch Way which provides 15 miles of flat, traffic free space for walking, cycling and horse riding between Braintree and Bishops Stortford.

Despite a challenging planning environment, the Catesby team managed to achieve a local level consent for this non-allocated site and secure a buyer in less than 18 months.

David Harper, Area Land Director at Catesby Estates said; “Achieving a planning consent and sale so quickly for the landowner is testament to the hard work and skill of the in-house Catesby team.”

“This site is located in a highly sustainable location, and we are pleased to have worked with Dandara once again who have a reputation for delivering award winning new homes.”

The following helped ensure the sale went smoothly: Phil Medford from Eversheds Sutherland representing Catesby Estates; acting for the landowners – Nick Harper FAAV MRICS of Hawkspur Chartered Surveyors & Land Agents and Graeme Provan and Ben Stapleton of Tolhurst Fisher LLP.

The Catesby Estates team who worked on delivering this site were: Dawn Adams, David Harper, Jonathan Babb, James Findlay, Katie Yates, Anna Parsons, Laura Aldridge, David Morris, Toby Railton and Myron Osborne.



Site Acquired at Tenterden, Kent

Wates Developments has completed the purchase of 60 acres of land located on Appledore Road, in Tenterden, Kent.

The site was granted planning permission in March last year following a successful appeal decision and many years of hard work. The sustainable development will provide 141 new homes, (including 50% affordable housing).

The hybrid planning consent also includes community orchards, sustainable urban drainage systems and landscape buffers, with full permission granted for a country park, formal sports pitches and pavilion to serve the proposed development and surrounding area.

The site was widely marketed prior to Christmas 2022 along with the landowners and Savills. Following the mini-budget announcement, however, a number of housebuilders stalled and withdrew from the market. Due to our financial strength, we were able to act fast and agree a purchase price, taking on the development risk during a time of great economic uncertainty.

Following the exchange of contracts earlier this year, we're delighted to have now completed the purchase and look forward to bringing this scheme forward with our partners Vistry Group (Kent) who will submit the reserve matters application to Ashford Borough Council.



New joint venture residential development launches in Hampshire

Wates Developments' latest joint venture residential development, Oakley Grange, was launched this month.

Oakley Grange offers 110 new, energy-efficient homes, (including 40% affordable housing), and is a joint venture partnership with award-winning 5-star homebuilder, Miller Homes Ltd.

Located in Oakley, Hampshire, this fantastic new development offers a beautiful range of two, three, four and five bedroom homes, close to local amenities and areas of outstanding natural beauty.

Our JV partnership with Miller Homes Ltd. is grounded in shared values and a deep-rooted passion for quality housing. Working alongside a family-owned business that radiates integrity and a long-standing commitment to community development, we're proud to be partnering with Miller Homes to deliver beautiful and sustainable residential solutions.





GLADMAN

4 Planning Permissions and 2 Land Sales



Site Sold - Hempsted, Gloucester

Gladman, working alongside Bruton Knowles, are delighted to announce that we have completed the sale of land in Hempsted, Gloucester, following exchange of contracts in June. Gladman secured outline planning permission on behalf of the landowners for a development of up to 185 dwellings. Many thanks to the team who secured the consent and assisted with the land sale. Congratulations to our landowners!

Permission Granted - Newington, Swale

Gladman, are pleased to announce our appeal has been allowed against the refusal of planning permission for 135 dwellings with the retention of existing farm buildings on land off London Road, Newington. The appeal concluded after 5 sitting days on 1st August 2023. The scheme will provide 40% affordable homes of which 25% will be first homes, contributions towards sports facilities, primary healthcare, community learning, off-site highways works, libraries, primary and secondary education, social care, youth services and mitigating impacts on a SPA/Ramsar site as well as comprehensive air quality mitigation measures. This decision comes after our previous appeals on this site were dismissed in January 2017 and continues to show the commitment Gladman make to ensuring the right planning decisions are received on their clients' sites. Many thanks to all involved and congratulations to our landowners!



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Site Sold - West Kilbride, North Ayrshire

Gladman are pleased to announce that our site at West Kilbride, North Ayrshire has been sold to Westpoint Homes. The site benefits from planning permission for up to 50 dwellings plus open space. Many thanks to everyone involved and congratulations to our landowners.



Permission Granted - Deal, Dover



Gladman, are pleased to announce that our planning application for 140 dwellings at Cross Road, Deal (Dover District Council) has been approved at planning committee. The scheme will provide 30% affordable housing and a significant amount of public open space including a new play area and habitat improvements. Many thanks to all involved and congratulations to our landowners!

Permission Granted - Holt, Wiltshire

Gladman are pleased to announce that following a hearing in June this year, our appeal for up to 90 dwellings on land off Melksham Road, Holt (Wiltshire Council) has been allowed. The appeal explored primarily the issues of landscape, housing land supply and the principle of development, with additional residents' concerns regarding highways and ecological matters. Many thanks to the whole appeal team for all their assistance to achieve this permission and everyone else involved along the way. Congratulations to our landowners!



Development partner secured for land in Coventry



Richborough has secured Countryside Partnerships for land it promoted in Keresley, Coventry.

Countryside will deliver up to 550 new homes (including 260 affordable properties) across two parcels of land west of Bennetts Road, around 4.5 miles north of Coventry city centre.

Richborough's plans for the land – which also included pedestrian/cycle access, highway improvements including part of the Keresley Link Road, parking, landscaping, drainage features, open space and play areas – were granted planning permission in March.

Marc Wilson, Regional Director (Central) at Richborough, said: "Congratulations to our landowner Queens College Oxford and Countryside Partnerships on the swift sale. We're really looking forward to the development being delivered, creating much needed, quality family homes."



Planning permission success for land near Kidderminster



Richborough's planning application for new homes on land off Habberley Road near Kidderminster has been allowed on appeal. The 14-acre parcel of land will deliver:

- Around 124 homes, including 25% affordable housing.
- 40% public open space and a net gain in biodiversity, in line with Wyre Forest District Council's emerging Local Plan.
- Significant financial contributions towards local primary and secondary education, highways improvements, public open space and health care.

Housebuilder Vistry Homes is the development partner and will now bring forward a mix of one to four-bedroom family homes. They received full planning consent this month after submitting a full application twin track.

Joe Jones, Regional Director (Midlands) at Richborough said: "Congratulations to our landowner and the whole team on this result. The outcome of the Appeal process demonstrates the confidence which was shared by the team in continuing to promote the site as a sustainable and deliverable solution with a high-quality design to assist with the provision of new houses in the area."

New staff hires

Richborough has welcomed several new staff over the past few weeks. They include:

Alex Mortimore Commercial Land Manager, Richborough Commercial: alex.mortimore@richborough.co.uk

Henry Wells Assistant Land & Planning Manager, Richborough Commercial: henry.wells@richborough.co.uk

Harry Boniface, Assistant Land & Planning Manager, Midlands: harry.boniface@richborough.co.uk

Cameron Cook Assistant Land & Planning Manager, North: cameron.cook@richborough.co.uk





WRENMAN
STRATEGIC LAND

Website Launch and Growing Portfolio

Wrenman Strategic Land Ltd is thrilled to announce the launch of its new website and the expansion of its portfolio to include a prestigious new site in Lancaster, demonstrating the company's commitment to providing innovative land solutions while enhancing its online presence to better serve its clients and stakeholders.

The new website, which can be accessed at www.wrenmansl.com, boasts a user-friendly interface and a wealth of information about the company's services. It offers a comprehensive overview of Wrenman Strategic Land's mission, gain insights into its approach to land promotion and development, and the dedicated team behind its success.

"We are excited to introduce our new website, which reflects our dedication to transparency, communication, and growth," said Warren Cadman, Managing Director at Wrenman

Strategic Land Ltd. "This platform will serve as a valuable resource for our clients, partners, and the broader community to learn more about us and how land promotion might benefit them."

In addition to the website launch, Wrenman Strategic Land is proud to announce the inclusion of a new site in Lancaster within its growing portfolio. This site, strategically located in a prime area just outside the city, presents a unique opportunity for sustainable development that aligns with the company's vision of creating thriving communities and enhancing the local environment. Collaborating with our partners, David Cowburn of Cowburn Land and Paul Barnard of Addleshaw Goddard, and representing our valued client, Richard Furnival of Armitstead Barnett, alongside Allan Sumner from Oglethorpe Sturton & Gillibrand, this agreement marks a significant step in our business development journey.

"This expansion marks an exciting milestone for Wrenman Strategic Land, and we are committed to working closely with the landowners, local authority and other stakeholders to deliver responsible and sustainable development that meets the needs of the community and contributes positively to the district."

Major milestone reached at Bedfordshire development

One of the UK's largest and most successful land promoters has reached a major milestone within their thriving new settlement in Bedfordshire.

L&Q
ESTATES

L&Q Estates has sold the final parcel of land in Harrowden Green at Wixams to Bellway who will begin development of the land, which is capable of delivering 116 family homes early next year.

James Mooney, Group Sales Director at Warwick-based L&Q Estates, said this will be another milestone in the latest phase of the Wixams development.

"We are delighted to have sold the final seven acres of land for family homes in Harrowden Green which means two of the four Villages at Wixams will now be complete," he said.

"Construction started at Wixams in 2007 and will feature 4,500 new homes when the settlement is finished. Village One was the first phase to be completed and includes a Village Hall, Lakeview School and a number of small retail units. These new properties will continue to provide much-needed homes for first-time buyers, families and people wanting to downsize."

Paul Smits, Managing Director of Bellway, added: "Bellway is delighted to add a further phase of homes at Wixams to continue on from our previously successful site at Harrowden Green.

"With the completion of schools, a new town park to complement existing public open space, and a new railway station within walking distance – having secured funding and



planning – we believe Wixams will continue to be attractive as a destination of choice for new homeowners."

Since funding the opening of Lakeview School in 2012, L&Q Estates – the master developers of the Wixams project – has provided £8.8 million of funding towards the creation of Wixams Tree Primary School and Wixams Academy Secondary School which are now fully operational.

L&Q Estates has also invested over £96 million in infrastructure which has included improvements to the A6, the remediation of the former bomb-making factory and creating a number of lakes and other environmental improvements.

The firm has also delivered 2.4m sq ft of warehousing in the Northern Expansion Area which has created over 1,200 jobs in a site next to the main Wixams development. Further investment will be made with contributions towards a new railway station, a town centre and additional leisure facilities located around the development.