



Good News Bulletin- Edition 45—April 2025

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.

Northern Trust Land submits planning application for 180 new homes at St Cuthbert's Garden Village, Carlisle

Northern Trust Land is pleased to announce the submission of an outline planning application for the development of up to 180 new homes at a strategic site within St Cuthbert's Garden Village, Carlisle.

The proposed development is located on approximately 7.52 hectares (18.58 acres) of land adjacent to Cumwhinton Road and Garlands Road in Carleton.



The application, submitted to Cumberland Council, seeks consent for a high-quality residential scheme comprising a mix of open market and affordable homes, helping to meet the area's growing housing needs. All matters are reserved apart from access.

Northern Trust Land is working in close collaboration with a team of leading consultants, including **Savills** (planning), **Wardell Armstrong** (part of SLR, providing environmental and technical consultancy), and **Planit** (master planning and landscape design), to ensure a sensitively designed and deliverable scheme.

David Jones, Senior Land Manager at Northern Trust, commented: "We're bringing forward plans for a well-designed, new development that offers a strong mix of homes and integrates seamlessly with its surroundings. We look forward to working with Cumberland Council and local stakeholders to deliver on this exciting opportunity and are hopeful of a successful planning outcome in due course."

For further information about Northern Trust Land and its strategic land portfolio, please visit www.ntland.co.uk.



NORTHERN TRUST
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Northern Trust Land announces sale of 32.5 acre residential site

Northern Trust Land is pleased to announce the successful sale of a 32.5-acre site at Tanterton Hall Road in Ingol, near Preston, to Anwyl Homes for an undisclosed sum. The site benefits from planning consent for the development of up to 164 new homes.



Mike Grindrod, Director at Northern Trust, commented: "We are delighted to have completed the sale of this well-positioned site to Anwyl Homes. Our focus has been on bringing forward sustainable development opportunities, and this scheme will help address local housing needs while enhancing the surrounding area. Anwyl Homes has a strong reputation for delivering high-quality new homes, and we look forward to seeing the site progress."

Anwyl Homes is renowned for its thoughtful approach to residential development, delivering high-quality, energy-efficient homes tailored to local communities.

Andrew Morgan, Land Director at Anwyl Homes Lancashire, said: "We're pleased to have acquired this prominent parcel of land in a desirable location. Our development, known as Walkers Glade, will contribute 114 private sale homes and 50 affordable homes towards housing targets for Ingol and the wider Preston area. We're aiming to start work on site next month. Alongside our energy efficient homes, this new neighbourhood will benefit from an abundance of open space, cycleways woodland areas and feature a well-equipped play area providing a central focal point."

Savills acted on behalf of Northern Trust in the transaction. **Jay Duffield, at Savills,** added: "Having acted for Northern Trust on the sale of the first phase of development at Ingol back in 2020, we're very pleased to have now completed the disposal of this phase of the former golf course. Anwyl have performed exceptionally well throughout the deal and we look forward to working with both them and our client very soon".

Landmark sale of 7 acre site in Telford

Northern Trust Land is pleased to announce the successful completion of the sale of a 7-acre site at the corner of Redhill Way, Telford, to Quora Limited. This strategic transaction includes simultaneous sale agreements with BP, LNT Care Developments, and Lidl, paving the way for a transformative commercial development.

The project will deliver:

- Electric vehicle charging station with convenience store and Costa Coffee drive-through.
- 66-bed care home by LNT Care Developments.
- 20,462 sq ft Lidl supermarket.

The development follows Northern Trust Land's achievement of outline planning permission for the site, with Quora subsequently securing full detailed planning consent. This partnership reflects the commitment of both companies to delivering a high-quality, strategically significant commercial site that will provide substantial benefits to the local economy and community.



John Tootell, Strategic Land Director at Northern Trust Land, commented "We are delighted to have completed the sale of this key site in partnership with Quora Limited. This development demonstrates the importance of collaboration in delivering strategic commercial projects that provide essential amenities, create new jobs and investment opportunities for the local community. Working with Quora has ensured the site's full potential will be realized, and we look forward to seeing the positive impact it will have on Telford."

Nic Morgan, Director of Quora Limited, added "We are proud to have worked alongside Northern Trust Land to bring this exciting development to fruition. The site's strategic location and the mix of high-profile tenants, including BP, Lidl, and LNT Care Developments, underscore its importance to Telford's future growth. We are committed to delivering a vibrant, well-designed commercial hub that meets the needs of the community and enhances the local economy."

Commercial Small Holding Approved for Housing

A former agricultural small holding, currently used for car repairs and open storage, has been granted approval by Stockport Council's planning committee, subject to agreement of s106, to provide new housing.

The 2.74 hectare site at Dairyground Farm on Lytham Drive in Bramhall will deliver up to 60 new homes, with 30 being compliant with the council's affordable housing policy.



The outline planning application was submitted by Wain Estates and **land director Ryan James** said: *"While technically within Stockport's green belt, this is a site which has already been developed and forms a natural extension to Bramhall offering easy access to the town's amenities. A variety of uses currently exist on the land, along with buildings of varying quality."*

"Our plans will deliver a carefully considered, high-quality residential scheme centred around an existing pond, with enhanced walking routes and improved rights of way, whilst regenerating a brownfield site. Importantly, it will also make a significant contribution to the borough's affordable housing supply."

In its report, the council's planning officers concluded: "Given the location, the scale of existing buildings, and the likely built form at this outline stage, it is considered that developing this site would not result in substantial harm to the openness of the Green Belt."

Wain Estates will now market the site to housing developers who will submit a detailed planning application.

New Homes for Shropshire

Strategic land company Wain Estates has secured a resolution to grant outline planning permission for 150 new homes on the edge of the Shropshire village of Albrighton.

The overarching vision for the site is to create an ideal setting for family living with a high-quality landscape-led development. This sustainable approach integrates new housing and green space through the retention of existing trees and creation of new habitats.

Thirty of the homes will be available through a registered provider of affordable housing.

Ryan James, Land Director at Wain Estates, said: *"This site represents a well-considered and sustainable extension to Albrighton. With excellent access to the village centre's amenities and strong commuter links, it provides an ideal location for much needed new homes."*

"Throughout the planning process, we have engaged with the local community to ensure the scheme complements the existing surroundings. Our masterplan retains mature beech trees along the site boundary and connects seamlessly with neighbouring developments. The Shropshire Local Plan sets a high standard for design quality, and we have responded by incorporating green corridors for walking and cycling, as well as retaining two existing ponds to promote biodiversity."

"Our vision is to create a sustainable, well-designed development that meets the needs of both current and future generations, and we can't wait to see this come to fruition."

The national land promoter will now openly market the site to housing developers who will bring forward a detailed scheme.

Richborough Expands East

Richborough has opened a new East office in Nottingham city centre to handle all projects coming forward in the region.

Led by Senior Regional Director, Anabel Christmas and supported by planning director Mark Dauncey and regional manager Andrew Meikle, Richborough East will be the base for all projects stretching from the East Midlands down to South Cambridgeshire, pushing out beyond Lincoln and into Norfolk.



Richborough has seen its East region grow considerably in 2024 to over 40 live sites that will facilitate the delivery of circa 8,000 new homes and is anticipating further expansion in the coming years.

Anabel's team is awaiting a decision on a major planning application for 214 acres of farm land in Arbury, south east of Nuneaton Town Centre, which has the capacity to deliver 1,525 homes and vital community amenities such as a new primary school and local centre.

The office has also submitted its first planning application in Norfolk on a 39 acre site at North Walsham for up 330 homes alongside a care home, allotments and extensive public open space.

Contact anabel.christmas@richborough.co.uk

Richborough's Charity Challenge

Over 20 of the Richborough team are tackling the UK's three highest peaks to raise much-needed funds for Birmingham charity, St Basils.

From July 10-11th the team has challenged themselves to climb Ben Nevis, Scafell Pike and Snowdon in just 24 hours, covering 22 miles across the three peaks. Richborough hopes to raise over £20,000 for the

Birmingham based charity, St Basils, who do incredible work with young people who are homeless or at risk of homelessness.

You can make a donation to their dedicated fundraising page here: <https://lnkd.in/eGpbdDaB>



Richborough Launches Disposals Database

Richborough has created a dedicated Disposals Database which works to bring sites directly to residential and commercial developers.

Interested parties simply register their details and confirm what market areas and sector of development they are interested in. The aim is to make it easier for our delivery partners to register their interest and ensure they are considered for future disposal opportunities, ensuring a quicker and thoroughly robust disposals process.

The initiative is being run by Mel Slaney Smith who joined us as Senior Disposals Manager in January 2025 from Spitfire Homes.

For more info visit: <https://lnkd.in/eDZAs-7c> or contact Mel on Melissa.slaney-smith@richborough.co.uk



It has been a busy few months at Gleeson Land!



The regional teams have had lots going on this year.

At the start of February we received a unanimous resolution to grant subject to a S.106 agreement for our site at Melksham, Wiltshire then went straight to market within a week. The site will bring many benefits to the local area including:-

- ⇒ Delivery of up to 500 much needed homes
- ⇒ Land for a 2FE primary school with a financial contribution of £2.8m
- ⇒ £513,000 towards NHS healthcare improvements.

The team also received approval with full planning permission after appeal for our **Bramley** scheme, for 20 new homes. Our in-house Research and Analytics team provided housing land supply evidence for the appeal and successfully argued the housing land supply was only 2.78 years.

Both our Southern and Central teams announced successful exchanges to create much needed new homes with a site in **Medway** Council and two in **Wiltshire** Council respectively. We were also thrilled to have received a resolution to grant planning permission in April (subject to a S.106 agreement) for our site South of Charlbury Road in **Chipping Norton** from West Oxfordshire District Council, for 104 new homes.

This is one of the quickest sites to get through planning in Gleeson Land's history with the site being signed up in June 2023



Another record-breaking scheme for Gleeson Land was **Laindon Road, Billericay** last week, where we were delighted that our application for 250 new homes at Laindon Road had been granted.

From a June 2024 submission to an April 2025 approval, Laindon Road, proved to be another rapid success story for Gleeson Land.

Western office has been busy and this week announced an agreement with Wain Homes for the sale of the site at **New House Farm, Wells** – this will provide 50 new homes to the area.

With the continuing growth at Gleeson Land comes the expansion of the team. Daniel Millward joins the growing Western team as Planning Manager and Ellen Timmin has joined as a cross regional Senior Planning Manager.



Wates Developments Announces Partnership with Sussex Green Living

At Wates Developments, we're committed to creating communities where people and the planet thrive. That's why we're thrilled to be partnering with Sussex Green Living to bring sustainability education to 10 primary schools across Horsham District.



With our £5,000 sponsorship, Sussex Green Living will deliver engaging assemblies and interactive lessons in primary schools, helping children learn how to cut carbon, reduce waste, and protect nature.

The first session was delivered at Greenway Junior School in April, where pupils learnt about reducing food waste and composting in a fun, play-based way. These sessions are designed to build critical thinking and decision-making skills while encouraging fun, play-based learning.

"We're always looking for ways to make a real difference in our communities, and this partnership is a fantastic way to do just that—helping young people understand sustainability in a way that sticks." Olivia Dear, Sustainability & Engagement Director, Wates Developments.

Three Site Exchanges Completed In One Day

The Wates Developments land team successfully exchanged three strategic land sites in a single day in April, totalling over 210 acres and with the potential to deliver up to 1,000 new homes.

This significant milestone reflects our commitment to sustainable growth, placemaking, and the delivery of much-needed new housing, including affordable homes and enhanced green spaces.



Promotion Agreement exchanged within Basingstoke and Deane Borough Council



Wates Developments has exchanged a Promotion Agreement on 32 acres of land within Basingstoke and Deane Borough Council.

The site builds upon our successful track record within the Local Authority with various consents over recent years at Basingstoke, Bramley, Oakley and Worthing.