



Good News Bulletin- Edition 37—August 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.

L&Q Estates Acquisition Completes

Urban&Civic PLC (the parent company of Catesby Estates) acquired L&Q Estates from L&Q as of 6th August 2024.

Urban&Civic, a leading Master Developer in the UK, was identified by L&Q as a logical purchaser to keep faith with the intention of boosting housing output across South East England and into the Midlands. The acquisition will see Urban&Civic expand its portfolio into Milton Keynes, a key target geography, whilst also widening its commitment to strategic interventions in high growth locations.

Catesby Estates, the land promoting subsidiary of Urban&Civic will also benefit substantially from expansion into new target areas and strengthen market competition by progressing those sites which are made directly available to housebuilders once consent is secured.

Moving forward, both L&Q Estates projects and team are being incorporated within Urban&Civic PLC as master developer and Catesby Estates as land promoter.

Read the full press release [here](#)



600,000 sq ft Commercial Space Sold to Panattoni at Prime Coventry Site

L&Q Estates and Holt Property have secured a major sale of a 600,000 sq ft commercial development at M6 Junction 3.

L&Q Estates, a leading land promoter and developer, along with Holt Property, a specialist strategic land and property development agency, have successfully sold a significant site poised to create over 70 homes and extensive new employment space on the edge of Coventry.

Warwick-based L&Q Estates obtained outline planning permission for more than 600,000 sq ft of commercial development on land off Wilsons Lane/A444 in Longford, situated in the heart of the Midlands' Golden Triangle, following an appeal last year. Holt Property, instrumental in the sale, played a pivotal role in this landmark transaction.

The residential element of the site, set to include up to 73 homes, has been sold to Taylor Wimpey. Construction and is expected to commence in early 2025. The development will feature a mix of one-to-four-bedroom properties, including 25% affordable housing. The site will also include a play area, footpaths, cycle routes, and landscaping to enhance the community.

The highlight of the development, 600,000 sq ft of commercial space, has been sold to Panattoni, the largest logistics real estate developer in Europe. This significant commercial sale underscores the site's strategic importance and attractiveness to the logistics sector.

Adrian Clack, Managing Director at L&Q Estates, said there had been a high level of interest from developers.

He said: *"This site near J3 of the M6 is a prime location for new employment space and much-needed homes because of its proximity to the motorway network. The site's sought-after location for the logistics sector, with five motorways within 15 miles of J3 of the M6, generated enormous interest. This development will provide valuable jobs and homes for local people and help businesses with their growth plans, boosting the regional economy."*

L&Q
ESTATES



Wates Developments has exchanged a Promotion Agreement on a 12-acre site in East Sussex

The site, in Steel Cross, on the north side of Crowborough, will see the development of up to 90 new homes, including 40% affordable housing, to benefit the local community. The site also has an emerging draft allocation for 60 new homes.

The deal required bringing together a range of parties so thank you to everyone involved in helping to bring forward new homes in Crowborough

Land Exchange at Steel Cross

This site will see the development of 90 much-needed homes, 40% of which will be affordable housing, to help the local community.

Reimagining places
for people to thrive.



Wates Developments Group launches new Sustainability Strategy



Wates Developments Group (WDG) has launched a new Sustainability Strategy focussed on seven key drivers for change in the built environment: placemaking; climate; inclusion; nature; water; well-being; and social mobility. At the heart of our new strategy is the belief that sustainability not only helps people and nature; it also produces better returns on land development.

Gaining planning consents is increasingly demanding, and with social and environmental considerations becoming more prominent, our sector has never been more complex. However, we don't see these responsibilities as a barrier, but rather an opportunity - to leave behind thriving places that deliver positive impacts for the local community and planet; to reduce planning risk and deliver better returns for all; and to respond to the urgent priorities facing people and the planet today.

Over the next five years we will look to embed sustainability even further across all our WDG businesses, which include Wates Developments, (our residential land business), and Wates Strategic Space, (our commercial land business). These plans include introducing a new placemaking and inclusion standard, as well as developing a new social value action plan for each scheme. We're exploring how to reduce embodied carbon through the master planning process and setting ourselves some challenging targets to future-proof our longer-term planning strategies for both our residential and commercial land schemes. We're also developing our first habitat site for Biodiversity Net Gain units as well as a new Suitable Alternative Natural Greenspace with credits to sell to local developers.

The eight-page strategy document sets out our commitments along with a series of challenging targets for sustainability. To download it, please visit our LinkedIn page or website.

Contract exchanged on a 31 acre site in West Oxfordshire

A sustainable scheme will be created for the site, which will enable the development of 140 much-needed homes. 40% of the new homes will be affordable housing, to help the local community. The scheme also offers the potential to boost local amenities.

Contract exchanged on a 31-acre site in Oxfordshire

This site will see the development of 140 much-needed homes, 40% of which will be affordable housing, to help the local community.

Reimagining places for people to thrive.



Northern Trust Land Announces Promotion of John Tootell to Director

Northern Trust Land is pleased to announce the promotion of John Tootell to the position of Director. This significant advancement recognises John's exceptional contributions and leadership within the company and comes on the back of Northern Trust's recent announcement on the rebranding of their land business, Metacre Ltd, to Northern Trust Land Ltd.

John has been an integral part of Northern Trust Land since joining the company 14 years ago. His expertise in land acquisition, planning, and development has been instrumental in enhancing the company's portfolio and market presence. The current land portfolio extends to over 60 active promotion sites, covering in excess of 3,000 acres with a further 2,000 acres owned outright, that has the potential to deliver more than 10,000 new homes in the next 5 years.

As Director of Northern Trust Land, John will oversee the strategic planning and development of key land assets, ensuring alignment with Northern Trust Land's long-term objectives.

John expressed his enthusiasm about the new role, stating, *"I am honoured and privileged to take on this new challenge and look forward to building on our excellent track record as we enter this exciting phase in the company's evolution. I am a firm believer that people make any organisation, and you are nothing without a strong team. I am very fortunate to work with an exceptional team at Northern Trust Land and I am excited to see what the future holds as we continue to expand our strategic land operations, build and maintain strong relationships with all our landowner partners and help deliver sustainable communities throughout the country."*

Northern Trust Land is one of the most successful and long-established land promoters in the country having been involved in planning and development for over 60 years. The Company has an impressive track record of achieving planning consents for its own and third-party landowner's sites. As a family owned and privately run company Northern Trust Land has the flexibility to consider site acquisitions on an unconditional or conditional basis and can make quick decisions. Northern Trust Land remains committed to delivering high-quality, sustainable developments that contribute to the prosperity of communities across the UK.

For more information about Northern Trust Land and its strategic land promotion initiatives, please visit www.ntland.co.uk.



Site Sold with planning for 74 Homes in Rainham

Gladman, working alongside Finn's 1865, are delighted to announce that we have unconditionally exchanged the sale of land in Rainham, Kent to Stonebond. Gladman secured outline planning permission for a development of up to 74 dwellings on behalf of the landowners.



Planning Permission granted in Woolmer Green

Gladman are pleased to announce our outline application for up to 150 dwellings at Land off London Road, Woolmer Green, received a resolution to grant planning permission at Welwyn Hatfield Borough Council's Development Management Committee.

Gladman successfully promoted the site through the preparation of the Welwyn Hatfield Local Plan, making representations to promote its identification as a location for development and participating in the Local Plan Examination hearings. This work culminated with the site's release from the Green Belt and allocation for residential development, and the preparation of our subsequent planning application submission.



Planning Permission granted for 160 Homes in Stalbridge

Gladman are pleased to announce that following a hearing in May this year, our appeal for up to 160 homes on land north of Station Road, Stalbridge (Dorset Council) has been allowed.

The scheme will provide 40% affordable housing, secure net gains in biodiversity alongside the provision of new areas of publicly accessible open space and green infrastructure and has also been designed to accommodate 2ha of land for a new primary school.



Site Sold with planning for 100 Homes in Wells

Gladman are pleased to announce the sale of our site at Elm Close, Wells, Somerset to BDW South West. The site has the benefit of an outline planning permission consisting of a total of 100 homes, inclusive of 40% affordable housing.

The development will make financial contributions to local infrastructure and provide extensive on-site public open space, landscaping and footpath and cycleway networks.



Leicestershire residential site sold to Persimmon

Richborough is thrilled to announce Persimmon as development partner for a circa 34-acre residential development site in Newbold Verdon, Leicestershire. The land is located east of Brascote Lane and the new development will comprise up to 239 high quality homes, with 40% on-site affordable housing provision, open space, children's play areas and car parking provision for existing allotments.



Jordan Gresham, Group Disposals Director at Richborough, said: *"Congratulations to Persimmon and our landowner on this sale. Yet again the disposal process has been expedited to achieve a completion in less than 3 months following the successful planning appeal, which is testament to the quality of scheme and the time and effort the whole Richborough team has invested in it. We can't wait to see the new homes take shape."*

Award nominations for Emma Fardell and Katie Saunders

Huge congratulations to Richborough's Emma Fardell and Katie Saunders who are finalists in Property Week's Inspiring Women in Property Awards 2024. Emma, Chief Finance and Operations Officer, is a finalist in the Innovator of the Year category, in recognition of the growth and innovation she has orchestrated at since joining Richborough in 2023.



Katie, Senior Land and Planning Manager for Richborough's Central region, has been shortlisted in the Rising Star – Residential category. Her nomination highlights her swift progression since joining Richborough as a graduate in 2021, as well as the key role she plays in managing the region's portfolio of over 6,000 plots. The awards ceremony is on 8th October.

Internal promotions: Rhys Tupper and Katie Saunders

Richborough's Katie Saunders and Rhys Tupper have been promoted to the newly created role of Senior Land and Planning Manager within their respective regions. This strategic move comes as the company looks to further expansion efforts and develop systems for growth.

Both Rhys and Katie were selected for promotion in response to their significant contributions and commitments to Richborough's success and consistently going above and beyond in managing sites and securing new business.



Rhys concentrates on Richborough's South East portfolio whilst Katie Saunders works in the Central team.

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