



Good News Bulletin- Edition 49 — August 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 full members.

Wrenman Strategic Land submits plans for transformative residential scheme

Wrenman Strategic Land has submitted an outline planning application to Lancaster City Council for a new residential development of up to 200 high-quality homes on land west of Slyne Road, Bolton-le-Sands. The proposal includes affordable housing, extensive public open spaces, landscaping, sustainable drainage systems, and supporting infrastructure, marking a significant step toward meeting the area's urgent housing needs. The application is backed by a comprehensive suite of technical assessments, confirming the scheme's suitability across key areas including transport, drainage, biodiversity net gain, visual impact, and energy efficiency.

The site sits within the settlement of Bolton-le-Sands, adjacent to Hest Bank and Slyne. The development has been carefully designed to integrate with the character and scale of the surrounding communities. A thorough public consultation undertaken in May and June 2025 led to significant changes in the scheme, including a reduction from 250 to 200 homes and enhanced green space provision, reflecting community feedback. At nearly 50% public green space, the plans prioritise landscaping, biodiversity and recreation, offering residents access to new walking routes, play areas, a dog walking zone, and new tree-lined streets.

While the site is technically within the North Lancashire Green Belt, updated national planning policy introduces the

concept of “grey belt” — land that does not strongly contribute to the core purposes of Green Belt designation. Independent analysis confirms that the site meets the definition of grey belt, meaning it is not considered inappropriate for residential development under the 2024 National Planning Policy Framework (NPPF). The application satisfies the Framework's “Golden Rules,” including enhanced infrastructure, generous open space provision and a significantly increased level of affordable housing, all of which warrant significant weight in favour of granting permission.

Responding to pressing local demand, the proposal commits to delivering up to 90 affordable homes, 15% above Lancaster's standard Local Plan requirement. This includes a mix of tenures and house sizes that reflect the latest Strategic Housing Market Assessment, helping tackle a district-wide shortfall of over 1,300 affordable homes.

According to the Council's most recent published figures, Lancaster can only demonstrate a 2.13-year supply of deliverable housing sites, well below the 5-year requirement. This represents a shortfall of 2,329 homes across the district. This proposal would make a substantial contribution toward addressing this deficit, with delivery over approximately five years, providing both market and affordable homes in a sustainable location.



WRENMAN
STRATEGIC LAND

Planning submitted in Newton Leys, Buckinghamshire

Richborough has submitted a planning application for a new residential community of up to 290 homes on a 45-acre site in Newton Leys.

The plans include a wide range of homes, including affordable housing, alongside new public open space, landscaping and sustainable drainage features. The scheme has been carefully designed to reflect the local character and make the most of the site's strong connections to nearby amenities and transport links.



Katie Saunders, Senior Land and Planning Manager at Richborough, said: *"We're excited to be bringing forward proposals for a well-designed, sustainable extension to Newton Leys. The site offers a real opportunity to deliver much-needed homes in a well-connected location, with green space and community value at the heart of the plans."*

For more details contact Katie.Saunders@Richborough.co.uk
Or Marc.Wilson@richborough.co.uk

Another site submitted in North Yorkshire

Richborough has submitted plans for a 190-home residential development in Knaresborough, North Yorkshire.

Adopting a landscape-led approach, our urban design and technical teams have been involved in the planning for the 30-acre site which integrates the new homes with public open spaces, sustainable drainage features and wider connectivity points into the site's distinctive mature boundaries. Up to 76 affordable homes are also proposed, meeting pressing need in the ex-Harrogate area of North Yorkshire.

Connor Wigley, Planning Manager at Richborough, said *"This is a highly sustainable site, that will form a logical extension to Knaresborough and contribute to the current housing land supply addressing the shortfall in the authority."*

Connor Wigley can be contacted on
connor.wigley@richborough.co.uk



Planning secured in Wiltshire

Richborough's Royal Wootton Bassett scheme was given the green light at a recent Wiltshire planning committee, with local members praising Richborough's extensive engagement with the community and town council throughout the planning process.

The high-quality residential development covers 17 acres and will deliver approximately 95 homes, with 38 affordable alongside new play areas and allotments, with a variety of open spaces including new leisure routes in an attractive, landscape-led residential development.

Dean Knight, Senior Regional Director at Richborough said: *"We are thrilled to have achieved planning consent for this scheme and with the comments of the planning committee that recognised the extent we go to, to ensure the best possible outcomes for local communities."*

For more information please contact Dean Knight on:
Dean.Knight@richborough.co.uk

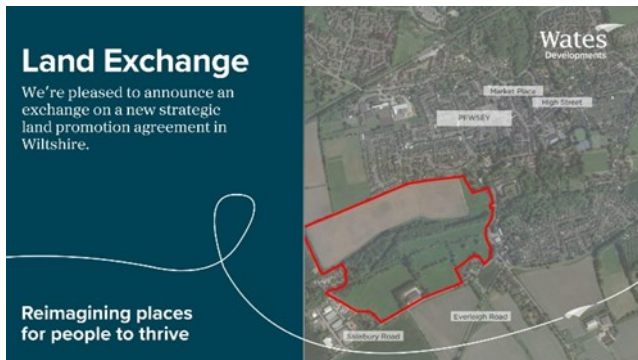
For sales contact: Melissa Slaney-Smith:
melissa.slaney-smith@richborough.co.uk



New Land Exchange in Wiltshire

A new strategic land promotion agreement in Pewsey, Wiltshire, marks another significant step in Wates Developments' expansion across South-West England.

Promoted in partnership with Carter Jonas, the scheme covers over 70 acres and will deliver much-needed new homes for the local area, reflecting our commitment to design-led, sustainable development.



Planning Approved for 62 new homes in Storrington

Horsham District Council has approved Wates Developments plans for up to 62 sustainable, high-quality homes at Melton Drive, Storrington – with 35% delivered through affordable rent and shared ownership.

The development will take a landscape-led approach, creating two hectares of public open space, including wildflower meadows, a community orchard and a dedicated children's play area – all designed to enhance biodiversity and foster a strong sense of community.

Horsham Officers, Council members and stakeholders worked with us to shape this scheme, ensuring it meets local housing needs while respecting the character of the area.



New Partnership with Plunkett UK

Wates Developments has announced an exciting new three-year partnership with Plunkett UK, the national charity dedicated to supporting rural communities to set up and run community-owned businesses.

This exciting collaboration will support our mission to create sustainable, people-focused developments - embedding shops, cafés, pubs and other community-run assets into our plans for new places, particularly in rural areas.

Olivia Dear, Sustainability and Engagement Director for Wates Developments, said: *"The launch of this partnership will play an important role in our social sustainability aims and our purpose of reimagining places for people to thrive."*

Incorporating this type of community business model into our developments will bring a wealth of long-term benefits and it showcases our commitment to progressive placemaking and community empowerment, ensuring infrastructure being developed is what the community wants and needs and that it also complements the local environment."



Catesby Estates has completed the sale of a 14.8 land parcel in Southwater, West Sussex to Barratt Redrow

The sale follows a complex five year planning process, which included two separate Public Inquiries by the Planning Inspectorate.

The site, located south of Southwater, will provide a range of 2, 3, 4 and 5 bedroom homes of various types (apartments, terraced, semi-detached and detached houses). 35% of the homes will be affordable, of mixed type and tenure, with priority given to local residents or those with a local connection. The development will also feature a new large, open and informal public space for new and existing residents, with the existing grassland to be maintained and enhanced to support biodiversity.

Detailed planning approval was secured following a 2024 Reserved Matters application for 96 homes, including the provision of an off-site water neutrality solution being approved at committee in August 2025. This innovative solution to water neutrality ensures that any new dwellings do not increase the rate of water abstraction for drinking water supplies, above existing levels.

This followed an outline planning permission in August 2021, which Catesby secured after a successful appeal to the Planning Inspectorate.

Horsham District Council had refused the 2020 application using delegated powers citing the principle of development, but this was overturned following a four day Public Inquiry, where the Planning Inspectorate agreed that the site had limited impact upon the wider landscape character and that the Council could only demonstrate a 4.2 year housing land supply.

This was the first appeal decision in the District at that time which confirmed that the council could not demonstrate a five year supply of land for housing. A further Public Inquiry was held by the Planning Inspectorate into an application from a local resident to West Sussex County Council to register the land as a Town & Village Green, which would have protected the land from future development.

Catesby robustly objected to the application resulting in a Public Inquiry being held in 2021. The report issued by the Inspector following the Inquiry found the applicant's case had failed on all counts and should therefore be refused.

Andy Wright, Associate Land Director at Catesby Estates, said: "We are very pleased that Barratt Redrow will be taking forward this site to deliver high quality new homes and public space for Southwater. This has been a particularly lengthy and complex planning process, with two Public Inquiries and

engagement with planning officers at both the district & county level on multiple applications. Catesby was able to demonstrate the application complied with policy and draw on evidence that local housing supply was less than had been cited. We are very proud to have seen the application through to a successful conclusion on behalf of the landowner, and that much needed new homes and improved public space will now finally be delivered for the community."



Catesby Estates are pleased to announce yet another land sale

They have completed the sale of a 62.4 acre site at Park Farm, Hellingly in East Sussex, to Bellway Homes.

The site, known as Park Farm East, is one of two parcels located on Park Farm, and was sold with outline planning permission for 360 homes, of which 35% are affordable, as well as football pitches, allotments, further extension to the 22 acre Hailsham country park, play areas and substantial offsite highways improvements.

The first phase, Park Farm West, was sold by Catesby to Taylor Wimpey in 2021 and includes a further 40.8 acres of land which is currently under development for 351 homes.

This is a particularly strong few months of land sales for the business selling more than 277.1 acres of land in areas including Essex and West Sussex.

Catesby has a strong history of success in securing planning permission for multiple residential sites across Wealden District including sites in Willingdon, Hellingly and Crowborough.

Leo Hickish and Oliver Robinson at Batcheller Monkhouse acted on behalf of the landowner during the promotion agreement and sale.

Catesby Estates
part of Urban&Civic

HAWRIDGE LAND

Fulmer Road, Gerrards Cross

Hawridge Land is pleased to confirm the submission of an Outline planning application, with all matters reserved except for access, on our site in Gerrards Cross, Buckinghamshire.

Our proposals include 76 new homes, including a provision of 38 (50%) affordable homes, public open space, and improvements to local Infrastructure.



Camp's Field, Little Hallingbury

Hawridge are delighted to have submitted a further Planning Application (all matters reserved except access) for our site at Camp's Field, Little Hallingbury, Essex with our joint venture partner Orchestra Land. Our proposals will provide up to 59 new homes, with 50% affordable housing to be provided on site. The development will enhance local green infrastructure and provide new public open spaces including children's play facilities.

Whielden Street, Amersham

Hawridge Land is pleased to confirm the submission of an Outline planning application, with all matters reserved except for access, on our site in Old Amersham.

Our proposals for a landscape led scheme of up to 45 homes include a provision of 50% affordable housing, public open space, and improvements to local infrastructure. The site previously benefitted from a draft allocation for up to 50 homes in the withdrawn Chiltern and South Bucks Local Plan.



Lewis O'Donoghue, Land Director commented: 'We are delighted to have submitted three planning applications during August which further underpins our commitment to delivering homes in areas of chronic undersupply. A huge thank you to our fantastic project teams who will also be assisting in several further submissions this year.'

Northern Trust Land submits outline planning application for new homes in Mickleton, Gloucestershire

Northern Trust Land is pleased to announce that it has submitted an outline planning application to Cotswold District Council for the development of land off Broad Marston Lane, Mickleton, Gloucestershire.

The proposed scheme covers an 8-acre site and includes the delivery of up to 60 new homes, of which 24 will be affordable (40%) and 3 plots reserved for self-build (5%), helping to meet the local demand for housing in the area. The proposals include generous green infrastructure, enhanced landscaping, and sustainable design measures in line with national planning policy.



The site lies in a sustainable location on the edge of Mickleton, with convenient access to local services, employment, and transport links, and forms part of Northern Trust Land's growing portfolio of strategic land promotion projects across the UK.

David Jones, Senior Land Manager at Northern Trust, commented, *"This application reflects our commitment to delivering high-quality, sustainable housing in areas with clear local need. The scheme has been carefully shaped to respond to the character of Mickleton, providing a range of housing options including affordable and self-build opportunities, while enhancing the landscape setting and local biodiversity. We look forward to working with Cotswold District Council and local stakeholders as the application progresses."*

Northern Trust Land continues to work in partnership with landowners and local authorities to bring forward sensitively designed, deliverable developments that contribute to the long-term growth and sustainability of local communities.

For more information on Northern Trust Land and its strategic land promotion work, please visit: www.ntland.co.uk



A Busy Summer for Mac Mic Group's Scottish Land Team as Three New PPAs Secured

It has been a busy summer for Mac Mic Group's Scottish Land Team, with momentum continuing to build across multiple fronts. The company has agreed three new Planning Promotion Agreements (PPAs) with landowner partners in Balerno (Edinburgh), Perceton (North Ayrshire) and Thorntonhall (South Lanarkshire).

Together, these sites cover over 130 acres and have the potential to deliver more than 1,100 homes, including a mix of private and affordable housing, alongside new community facilities.

This activity follows Mac Mic Group's recent submission for five sites in East Renfrewshire, totalling nearly 500 acres with capacity for 2,500 homes, neighbourhood hubs, a country park and land for school expansion.

The focus now is on promoting these new sites through Local Development Plans in collaboration with landowners, local authorities and communities. All proposals remain subject to allocation and planning approval.

Mac Mic Group is actively seeking new landowner partners and strategic land opportunities across Scotland.

