



Good News Bulletin Edition 53 — December 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.

Thank you to everyone who has supplied content and congratulations on your success.

Catesby Estates completes sale of 5.6 acre site

Catesby Estates has completed the sale of a 5.6 acre site off Longwater Road in Finchampstead, Wokingham to Stonebond, marking their first partnership with the housebuilder.

Located immediately to the south of Finchampstead and adjoining the emerging Blackwater Country Park, the development will provide 38 new homes including delivering much needed affordable housing, providing a mix of rental and shared ownership properties.

As part of the wider development plans, improvements to local bus services during peak times are included to enhance public transport connections to and from Finchampstead, supporting both existing and new communities. The scheme also includes generous public open space and integrated walking and cycling routes that connect the site directly to local services.

A full planning application was submitted to Wokingham Borough Council in 2024 in partnership with Stonebond and has since been granted full consent.

Andy Wright, Associate Land Director at Catesby Estates, said: “This new development represents an important opportunity to deliver affordable new homes in Finchampstead. We are also pleased that the plans for the site include funding for improved bus services, which will strengthen connectivity for existing and new residents alike.”

Matthew Whale, Managing Director of Stonebond Guildford, added: “As a partnerships developer we’re always looking to work with landowners and other partners who are seeking to deliver high quality, mixed-tenure housing. This development will not only deliver high-quality affordable housing but also create a well-connected, sustainable community with enhanced green spaces and links to the surrounding countryside. We look forward to working with Catesby Estates again in the future to bring forward schemes that make a real difference for local people.”



Catesby Estates
part of Urban&Civic

Another win for Gleeson Land

Gleeson Land, along with Elan Homes, were thrilled to announce the sale of Froxmere Road, Crowle, a 13-acre, highly sustainable new development including up to 65 dwellings. Consisting of new areas of open space designed to benefit both existing and future residents, the proposal is considered a sustainable and deliverable solution that contributes meaningfully to meeting the identified housing requirements for the area.



Chipping Norton planning permission secured and site sold

Our Southern team achieved another significant milestone this year, by securing planning permission from West Oxfordshire District Council for 104 new homes on our 6-ha site in Chipping Norton. Our in-house R&A team were able to evidence the specific local need for new homes in Chipping Norton, rather than West Oxfordshire as a whole, to justify the proposal. The site was sold to Charles Church ahead of the Autumn budget resulting in Gleeson securing consent and selling the site in just over 2 years from signing the Promotion Agreement – a record for Gleeson Land!



Promotional agreements secured

We are delighted to have been chosen as preferred partner on a couple of sites recently. A 75-acre site within Swindon Borough Council, as well as a 25-acre site within Buckinghamshire exchanged contracts. The Gleeson Land team are looking forward to moving on to the next stage for each project.

Appeal allowed in Angmering

Gleeson Land were pleased to announce that our appeal for Land at Bewley Road, Angmering was allowed by PINS.

Having exchanged our Promotion Agreement in Jan 2024 and submitted our planning application in August 2024, the team were delighted to secure a consent for our landowner within two years. This development will not only deliver much-needed housing but also create a sustainable



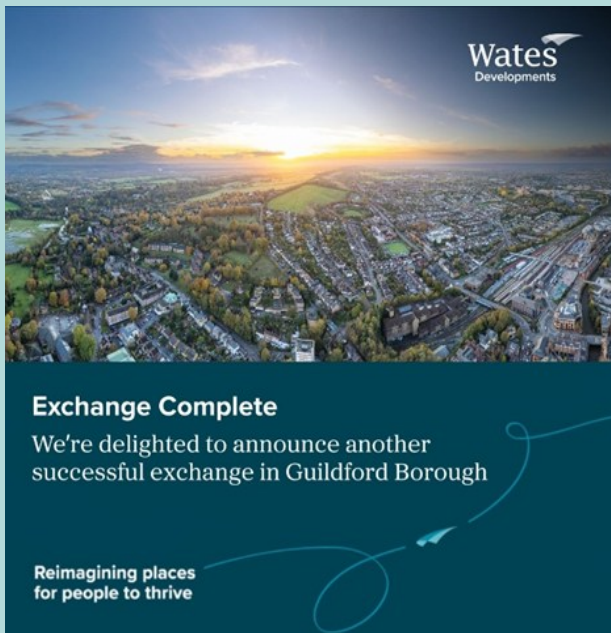
new community. The scheme will provide several benefits for the local area, 190 new homes, including 57 affordable homes and a 16-hectare site with 9 hectares of generous public open space. The provision of land for a new, purpose-built facility for Cancer United, makes this scheme distinctive for communities near and far.

Success in Runcton, Chichester

We were delighted to secure a resolution to grant consent for our site in Runcton near Chichester in November. Gleeson Land and Land Pro Consultants are excited to announce the launch of the site to the market. The land benefits from a resolution to grant planning permission for up to 92 new homes. The 13.1-acre site will provide many benefits to the local area, including 92 homes of which 30% will be affordable as well as a new children's play area.

"It has been a very active couple of months for Gleeson Land and I am delighted to see the progress we are making with securing new opportunities, securing planning permissions and the sale of consented land to the market. This comes off the back of a successful 2025 for the business and I would like to personally thank our valued clients, professional consultants and dedicated team for all their support and hard work throughout the year. Wishing you all Merry Christmas and a happy and healthy 2026." Guy Gusterson, Gleeson Land, Managing Director

Land Exchange in Guildford Borough



Wates Developments is delighted to have exchanged contracts on a 10.3-acre site within the borough of Guildford.

The completed exchange represents a fantastic opportunity to reimagine places for people to thrive, and will support the delivery of much-needed new homes for the local area. This is our 12th land exchange of 2025, making this year one of our best ever for land investment.

Our Portfolio team has also had an exceptional year, achieving all planning consents at local level, with our overall planning success rate now standing at 97%.



Season's Greetings from Wates Land and Development

The festive season is one of our favourite times of the year, with lots of team building activities planned and underway across Wates Land and Development division.

We kicked off our festive activities with our much-loved annual festive dog walk on beautiful Box Hill in Surrey - a brilliant chance to connect, reset and enjoy the outdoors together. This was followed by Christmas lunch at our Leatherhead office, which brought the usual mix of great conversation, plenty of laughter, and fun festive outfits!

We'd like to take this opportunity to wish our teams and colleagues across the sector a **very happy and healthy Christmas and new year**. A huge thank you to everyone we've worked with this year, who's contributed to our continued success, and we wish you a happy, healthy and prosperous 2026.

Resolution to grant planning permission secured for sustainable new community in Danbury, Essex



Richborough has secured a resolution to grant planning permission for a landscape-led residential development in Danbury, near Chelmsford, Essex.

The outline proposals provide up to 72 new homes on the 6.76-hectare site, delivering a mix of house types, sizes and tenures, including 35% affordable housing. The scheme also includes extensive public open space and significant biodiversity enhancements.

Located off Maldon Road, less than one kilometre from Danbury village centre, the development has been carefully designed to reflect the village's rural character. Informed by the Essex Design Guide, the Danbury Neighbourhood Plan and extensive public consultation, the masterplan adopts an "edge-of-village" approach, with organic street patterns, shared surface lanes and strong visual connections to surrounding woodland.

Key features include children's play areas, a new community orchard, enhanced pedestrian and cycle links and native tree and wildflower planting.

Owen Weaver, South East Regional Planning Manager at Richborough, said: *"With outline consent in place, we are now seeking a partner to take this landscape-led scheme forward."*

Contact Owen Weaver: owen.weaver@richborough.co.uk

Richborough Commercial lodges appeal for 700,000 sq ft employment scheme

Richborough Commercial has lodged an appeal for its plans to deliver up to 700,000 sq. ft of industrial and logistics development at Junction 9 of the M42 in North Warwickshire, after the borough council failed to determine

the application within the statutory timeframe.

The outline application, submitted in July 2024, seeks to bring forward much-needed employment land and jobs for North Warwickshire and the wider Golden Logistics Triangle. The proposals cover two parcels of land:

- ♦ a 19.51-hectare southern site, bounded by major highways infrastructure, proposed for employment use;
- ♦ and a 2.99-hectare western site near Curdworth, which will remain undeveloped and be used in perpetuity for habitat creation, biodiversity net gain and public access.

Nick Jones, Group Director at Richborough Commercial, said: *"This is a prime location with real potential to deliver jobs and long-term benefits."*

Contact Nick Jones: nick.jones@richborough.co.uk



Richborough CEO Paul Campbell talks planning in Property Week

Richborough's Chief Executive, Paul Campbell, drew much needed industry attention to the ongoing planning system battles in conversation with Property Week

With residential planning applications taking nearly three times longer to determine than in 2014, Paul discusses the reforms that are needed to help the government meet its ambition of building 1.5 million new homes by 2029.

Takeaways include:

- ♦ Land promoters are responsible for more than half of major residential planning permissions
- ♦ Richborough is **on track** to submit applications for at least 12,000 homes in 2025, up from 7,300 in 2024
- ♦ The government must be bold in introducing statutory NDMPs [national development management policies] that could make planning decisions speedier and more predictable
- ♦ The new 'grey belt' concept is a game-changer
- ♦ Richborough is progressing sites within the Greater London boundary for the first time in our history.

View the full article [here](#).



Planning Granted in Market Drayton

We are delighted to share that Shropshire Council's Northern Planning Committee has approved our outline planning application for up to 100 new homes, including 10% affordable housing, on Land North of Longford Turning, Market Drayton.

This is a welcome approval as two previous applications on the site were refused in 2022 and 2023, not because there was anything wrong with housing development on the site but, at that point in time, the Council's emerging development plan specifically allocating the site for housing could only be given limited weight. The planning context is now materially different, and Shropshire Council afforded greater weight to the draft plan and accompanying evidence base for the purposes of determining the application.

Gladman has always considered the site to be a logical extension to Market Drayton in a sustainable location and, through the hard work of our consultant and internal team, this is now accepted by Council officers and Committee members.

Thank you to everyone involved and congratulations to our landowner.



Site Sold in Boroughbridge

Gladman, working alongside Savills, are delighted to announce that we have completed the sale of a 195-unit parcel of land to Bellway Homes at Stump Cross, Boroughbridge in North Yorkshire on behalf of the Landowner. The site represents the second phase of the Stump Cross site and will lead to the delivery of much needed homes in the town, including the provision of 40% Affordable Housing.

Thank you to everyone involved and congratulations to our landowners.

Planning Granted in Hatfield Peverel

We are pleased to announce that Braintree District Council's Planning Committee has resolved to grant outline planning permission for our application for up to 103 dwellings, including 40% affordable housing, on Land north of Maldon Road, Hatfield Peverel.

Robert Devon, who spoke at planning committee in support of the scheme, said: "I am happy to have worked as part of a wider team in bringing forward this sustainable site for residential development. The proposals for the site were developed through collaborative pre-application discussions with the Council and will deliver a range of benefits, including new homes to meet both market and affordable needs, a substantial amount of green infrastructure and at least a 10% biodiversity net gain."

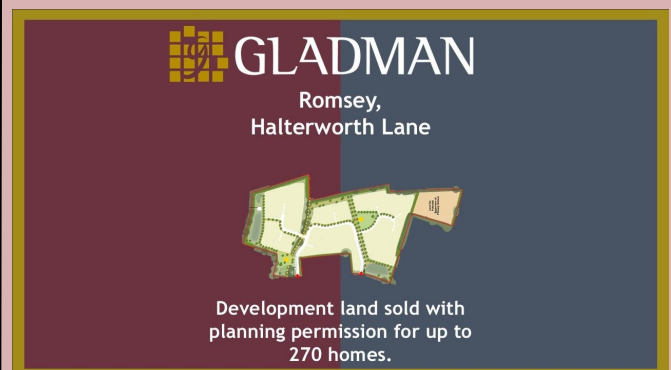
Thank you to everyone involved and congratulations to our landowners.

Site Sold in Romsey

Gladman working alongside Sturt & Co. are delighted to announce that we have unconditionally exchanged contracts on the sale of land off Halterworth Lane, Romsey to Bellway Homes. Gladman secured Outline Planning Permission on the site via an Appeal in March 2025 on behalf of the Landowners. The development of this prominent site will ultimately lead to the delivery of c. 270 homes (including provision of 40% Affordable Housing) in an area of housing need.

The deal is a great example of Gladman, the Landowners, Agent and Developer working together to achieve a swift and successful outcome.

Thank you to everyone involved and congratulations to our landowners.

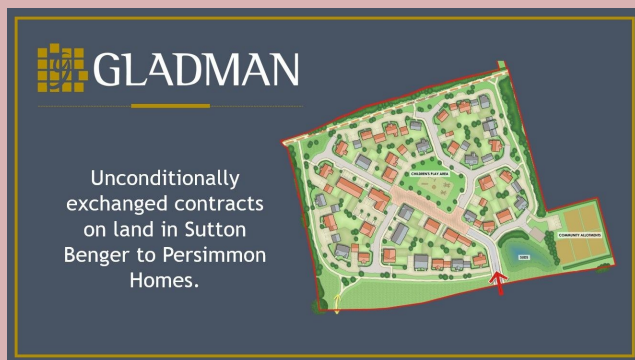


Site Sold in Sutton Benger

We are delighted to announce that we have unconditionally exchanged contracts on the sale of a 60-unit parcel of land in Sutton Benger to Persimmon Homes.

Gladman secured outline planning permission on the site via an appeal in January 2025. The sale was managed expertly by the team at Savills Western Region, and we look forward to seeing the site progress in the coming months.

Thank you to everyone involved and congratulations to our landowners.



Site Sold in Bromyard

Gladman working alongside Burton Knowles are delighted to announce that we have unconditionally exchanged and completed on land at Pencombe Lane, Bromyard to Barratt Redrow. Gladman secured outline planning permission for a development of up to 120 dwellings on behalf of the landowners.

Thank you to everyone involved and congratulations to our landowners.



Planning Granted in Alford

Gladman is delighted to announce that our application for up to 200 dwellings at Tothby Lane, Alford has received a resolution to grant from East Lindsey District Council's Planning Committee.

Lying adjacent to the north western edge of Alford, the site offers the opportunity to deliver affordable and market housing in a sustainable location. Of the total homes, 30% will be affordable. The proposals will help to meet local housing needs and address the district's housing land supply shortfall.

With the proposals aligned with the development plan and no objections from statutory consultees, the application was reported to the Council's Planning Committee with an officer recommendation for approval. The committee agreed with the officer recommendation and resolved to grant planning permission.

Thank you to everyone involved and congratulations to our landowners.



Site Sold in Lindfield

We are pleased to confirm that our site at Lindfield has been sold to Crest Nicholson plc. The site has the benefit of outline planning permission for 90 units.

Thank you to everyone involved and congratulations to our landowners.

