



LAND PROMOTERS & DEVELOPERS FEDERATION



Good News Bulletin
Edition 1 - April 2021

Welcome to the Land Promoters and Developers Good News Bulletin.

Published on a monthly basis the federation wishes to recognise and celebrate the good work achieved by our members and affiliates.

Thank you to everyone who supplied content for our first edition and congratulations on your success.

New Sustainable Community Gets Go-Ahead

A bold new plan for Attleborough is set to be delivered, after Ptarmigan Land announced that Homes England, the public body that helps increase the number of new homes that are built in England, has purchased the first phase of a new residential development in Attleborough. Located between London Road and Buckenham Road, the landscape-led community will deliver around 4,000 much-needed new homes, including hundreds of affordable homes for local people.

With sustainability at its heart, the development will deliver three new neighbourhoods, with parks, wetland and woodland habitats, natural play areas, allotments, and sports pitches, for Attleborough residents to enjoy. There are also plans to bring in new bus, pedestrian, and cycling routes into the town centre, to help increase the number of shoppers on the high-street.

Charles Wheatman, CEO of Ptarmigan Land, has welcomed this huge step forward for Attleborough:

"This is a beautifully designed and sustainable project which brings together the best of what the housing industry can do: creating a new vibrant community with 4,000 much-needed, high-quality homes.

With works set to start in 2022, the development will deliver a significant number of construction jobs for local people and represents a major investment in the local economy. We are delighted to be working with Homes England on this landmark scheme, which will benefit both existing and future residents of Attleborough."

Breckland Council's Local Plan identifies Attleborough as being a suitable location for substantial housing and employment growth. To help deliver this ambition, the development will provide a range of high-quality housing for first-time buyers through to growing families. And to increase the number of school places for local children, the plans also include provision for two new primary schools.

Cllr Paul Claussen, Breckland Council's Executive Member for Planning, commented: "We welcome this major step forward which will see the plans for a significant number of new houses become a reality. This significant development will help to meet the demand for new houses in the district, including affordable homes for people starting out on the property ladder. It will also enhance education, infrastructure and leisure facilities locally, so we look forward to construction getting started next year.

A further benefit for the town is the provision for a link road, which will provide access to the new community and a faster route between the A11 and B1077. This will help significantly reduce congestion on Attleborough's existing road network.

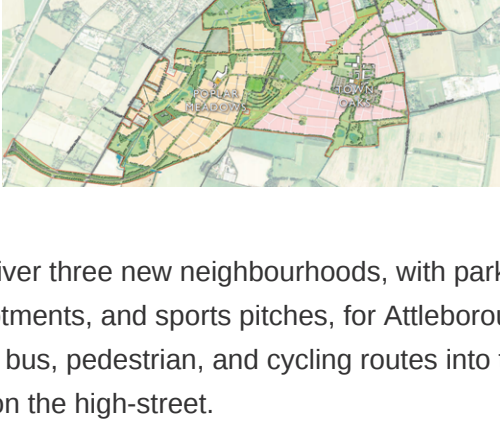
Ptarmigan Land's plans were approved after an extensive programme of consultation. The developer worked closely with Breckland Council, Norfolk County Council, Attleborough Town Council, and the Attleborough Development Partnership (ADP) to ensure that the development delivered for the town's existing communities, enabling local people and businesses to have their say and shape the plans.

Sebastian Corke, Surveyor in the Residential Development team at Bidwells, who advised on the sale, said: "Having Homes England on board to deliver this ambitious and transformational scheme will provide a strong platform for delivery over the coming years. When planning consent was secured in 2019 it was the largest application in the country that year and, when fully built out, will make a huge contribution to meeting the housing needs of Norfolk, an achievement all parties should be rightly proud of."

The vendors were represented by Beckland Property and Bidwells



PTARMIGAN





Catesby Estates plc
part of Urban⁺Civic

Catesby Estates has successfully completed the sale of the first phase of a residential development site in Crowborough, East Sussex to Dandara.

The site located north of Washes Road in Crowborough was originally granted planning with a condition imposed to restrict development to 85 dwellings as a result of Wealden District Council's (WDC) approach to planning applications in the context of the Ashdown Forest. This approach was changed following the Inspector's examination of the now withdrawn Local Plan.

Subsequently, Catesby submitted a Section 73 Application, which was approved last year by WDC to increase the number of new homes from 85 to 100, including 35% affordable housing and public open space.

A phase 2 of this site has also exchanged with Dandara subject to planning. This is due to complete later this year, following WDC's Planning Committee resolving to grant outline planning permission in December last year, for 130 homes, with 35% affordable housing, significant public open space and substantial off-site highways improvements.

Catesby carried out extensive public consultation on both sites, liaising with local residents associations, the Town Council, Ward Councillors and other local stakeholders.

Gurdev Moore, Area Land Director at Catesby Estates said: "This is our first land sale to Dandara, who have a reputation for delivering award winning new homes."

"We look forward to seeing new homes on this site being built out, and we will also be working hard behind the scenes to complete the phase 2 sale within the coming weeks. This has been a real team effort to ensure a smooth and speedy completion of this land deal, during remote working."

Catesby Estates is pleased to announce the **Planning Appeal submitted for Waters Lane, Middleton Cheney, Northamptonshire has been successful.**

The virtual inquiry sat for 8 days earlier this year, with the decision issued this week.

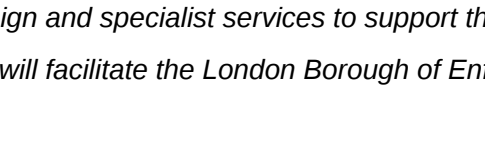
Catesby had been working on behalf of the landowners to bring forward new homes on the 7.2 acre site. The proposals included 54 new homes, 50% affordable housing, public open space and off site highways improvements.

An outline application first went before Planning Committee in August 2020 and was refused contrary to officers recommendation to approve.

The appointed Inspector concluded the proposals would deliver significant benefits which outweighed the conflict with the adopted Development Plan and that as sustainable development the appeal should succeed. Importantly the decision reinforces the position that a 5 year supply of housing land is a floor, not a ceiling.

Another example of how our strategic land promotion model, tenacity and commitment to bringing forward key housing supply sites, has produced a positive outcome for our landowners.

Waterman provides specialist support for £6bn Meridian Water regeneration scheme



Waterman is delighted to be providing a suite of design and specialist services to support the Meridian Water strategic infrastructure works which will facilitate the London Borough of Enfield's £6bn regeneration.

The ambitious 25-year scheme will see a 210-acre area of north London completely reimagined to provide 10,000 new homes, of which 40% will be affordable housing, alongside a huge range of new commercial units, public spaces and community facilities, creating 6,000 new jobs.

Located adjacent to the 10,000-acre Lee Valley Park, this major development is centred around the new Meridian Water railway station which offers connections south to Stratford and London Liverpool Street and north to Stantsted and Cambridge. Through Meridian Water, London Borough of Enfield Council hope to create a truly mixed-use environment, where visitors and residents will be able to enjoy a vibrant, 24-hour destination complete with nightlife, live music, a new theatre and cinema.

Maximising environmental sustainability, designs will utilise a progressive reduction of the embodied carbon in construction materials, with local manufacturing championed alongside the use of natural, recycled, reused or refurbished materials. New homes will be connected to a community heat network and are being designed and built to ensure their resilience to our changing climate. Sustainable transport will also feature heavily throughout the development, with homes and businesses connected by extensive bicycle and pedestrian routes, whilst new roads and bridges will allow enviable bus and rail connectivity.

Waterman's appointment as Taylor Woodrow's design partner will see our infrastructure and environment team provide a wide range of design and specialist input to support numerous aspects of the scheme, including infrastructure and highways, landscape architecture, ground remediation and earthworks, civil structures designs, CEEQUAL assessment and BIM across each of the planning, design and construction phases.

Julian Gatward, Managing Director of Taylor Woodrow recently stated: "Sustainability is at the heart of our approach and we are committed to making a positive difference to the communities that we work within... Our social value strategy will be a key driver in the success of the project, and includes supporting the growth of responsible regional business, protecting and enhancing the environment, and providing a variety of training and employment opportunities for people of all ages and backgrounds."

Our specialists will act as the principal designer's representative, support the discharge of planning conditions and provide further ecological assessments and surveys along with facilitating waste environmental permitting.

Paul Moore, Waterman's Regional Director for London and Southern Counties, said: "I am delighted that we've become a key member of the team which will create a new neighbourhood for north London, bringing a new lease of life to Enfield by adding 10,000 homes and creating thousands of jobs over the coming years. This exciting regeneration project continues to build on Waterman's considerable strategic land portfolio and we look forward to supporting this hugely significant scheme as the exciting plans come to fruition."

The first residential phase of the development, which will see 900 homes built to the west of the new station in Meridian One off Willoughby Lane, is now underway with completion expected in 2023, whilst the first new school, Meridian Angel, opened in 2017.



Ainscough Strategic Land Secures Planning Permission for 2500 New Homes



Leigh-based Ainscough Strategic Land has secured permission for 2,500 new homes in the company's latest planning success.

The business, which works with land-owners to add value to their holdings through the planning system, has a further nine new land promotion deals in solicitors' hands, with the potential to deliver a further six thousand new homes.

The latest success, granted by Swindon Borough Council, will allow for a major urban extension of the growing Wiltshire town. Commenting on the approval managing director Rachael Ainscough said:

"There's been plenty of midnight oil burnt on this permission and I'm delighted for the land-owners and for all our professional colleagues and partners who have worked so hard to help retain our 95% planning success rate.

"Britain's economic fundamentals remain strong and we need to provide housing for a growing population and to help kick-start our economy as it emerges from lockdown. We remain on the look-out for further opportunities across the UK."

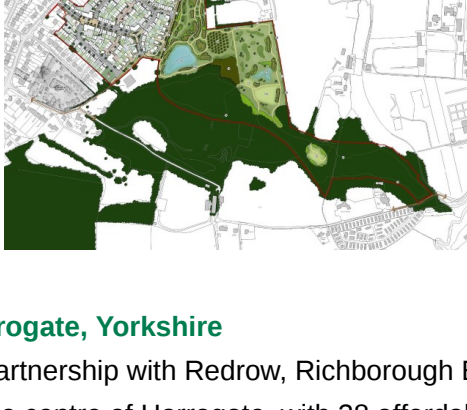
The Lancashire company currently has 24 live projects across the country, with sites ranging from 80 units to potentially 3,000 for schemes located across the north, midlands and south west.

The latest permission is subject to the standard six week 'hold off' period for Judicial Review purposes and the land will be marketed for sale thereafter. Planning consultant Turley acted for ASL on the application.





Richborough Estates



It's been a busy few weeks for land promoter Richborough Estates with a number of staff moves and a flurry of site activity set to bring forward hundreds of new homes.

Jordan Gresham has been appointed as Regional Director for the North, as demand grows for residential land in the region. He joins from housebuilder Taylor Wimpey where he was Strategic Land Regional Director for the North West.

Joe Jones has been promoted to Regional Manager for the Midlands and Alanna Mahoney and Briony Stenhouse has been promoted to Land and Planning Manager for the Western and Eastern divisions respectively.

The Birmingham-based company has also secured planning permission and submitted planning applications for sites across the country including:

Harrogate, Yorkshire
In partnership with Redrow, Richborough Estates has secured planning consent for 95 new homes in the centre of Harrogate, with 38 affordable properties.
Accessed from Claro Road, the homes will follow on from Redrow's sell-out Devonshire Gardens development on adjoining land.

Kidderminster, Worcestershire
Outline planning application submitted for around 125 new homes, including 25% affordable properties, in a sought-after setting on land off Habberley Road.
The site has been included in Wyre Forest District Council's draft Local Plan which is currently under examination by the Planning Inspectorate and expected to be adopted later this year.

Ottershaw, Surrey
The land promoter has also submitted an outline planning application for new family homes including 35% affordable housing two traveller pitches and a GP surgery on land in Ottershaw. Located off Brox Road, the proposed development will also deliver more than 25 acres of Suitable Alternative Natural Green Space (SANG) for public use via a separate planning application.

Richborough Estates has also signed an agreement with a landowner in Matlock, Derbyshire landowner to promote their land for the delivery of around 80 homes, including 30 per cent affordable housing.

Find out more [here](#)

£25M Fund Opens: Bid to Unlock Self & Custom Housing Plots

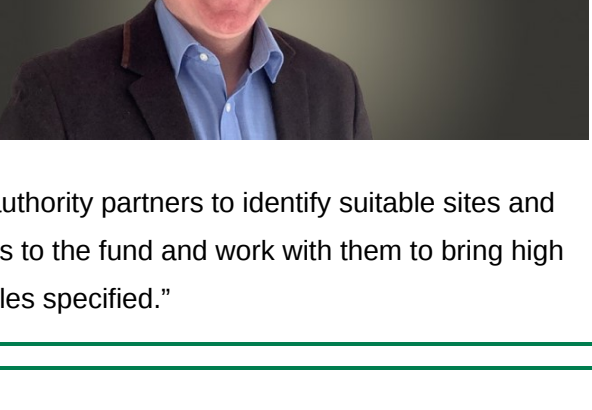


One Public Estate is urgently calling eligible English local authorities to bid for a share of the £75M Brownfield Land Release Fund (BLRF). Custom Build Homes (CBH) welcomes the allocation of £25M for the Self and Custom Land Release Fund to encourage local authorities to unlock greenfield and brownfield sites in public ownership with viability issues, for self and custom build developments. Deadline for applications close Wednesday 2 June 2021.

CBH is working with a number of local authorities to bring forward new self and custom build developments. The company is in prime position to support local authorities to prepare their bids for projects that can be delivered within the parameters of the new Funds where there is evidence of real demand for our products.

Commenting on the Fund, Custom Build Homes' Director of Planning & Strategic Engagement Mario Wolf said: "This Fund is further evidence that the Government is serious about unlocking the potential of the self-build and custom housebuilding market and complements the support available to the private sector - so it should be welcomed."

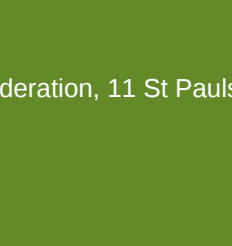
"We will be looking to offer our support to our local authority partners to identify suitable sites and prepare a credible business case so they can access to the fund and work with them to bring high quality custom build homes to market in the timescales specified."



Sharing Information

We always welcome contributions for our good news bulletins. If you have any success stories which you would like to share please supply to us by the 25th of each month.

Details and images (preferably in jpeg format) should be supplied to Lucy at info@lpdf.co.uk



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