



Good News Bulletin- Edition 2 - May 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 has supplied content and congratulations on your success.



Richborough Estates complete the sale of an 18-acre residential development site



The land is located off Kingsley Road, close to Harrogate town centre, and has outline planning permission for 149 family homes including 40 per cent affordable housing.

A new pedestrian and cycle path will also be delivered, providing convenient routes to local facilities, services and wider surroundings. Existing residents from nearby developments will also benefit from this new infrastructure.

The site was allocated for residential development in the adopted 2020 Harrogate District Local Plan.

Jonathan Bloor, Managing Director (Western Division) at Richborough Estates, said: "We are thrilled to have sold this site to Redrow, who have a strong track record of delivering high quality homes in the area and who were a pleasure to deal with.

"Huge congratulations to our landowner and the whole team who have worked really hard to reach this successful conclusion.

"This new development will make a great place to live while helping to deliver on Harrogate's housing needs. We're looking forward to construction getting underway and to seeing the first homes built and occupied next year."

The Planning Appeal submitted by Catesby Estates 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.



Outline Application Submitted For Hollands Farm Allocation

The proposals for up to 400 new homes and community facilities for land at Hollands Farm, Bourne End which underwent public consultation earlier this year, has now been formally submitted by Catesby Estates to Buckinghamshire Council.

The outline planning application was validated on the 19th May following its submission in April.

Since the adoption of the Local Plan and allocation of the site known as Hollands Farm, Planning Officers at Buckinghamshire Council have been preparing a Development Brief for the site which sets out the key principles and objectives for future development.

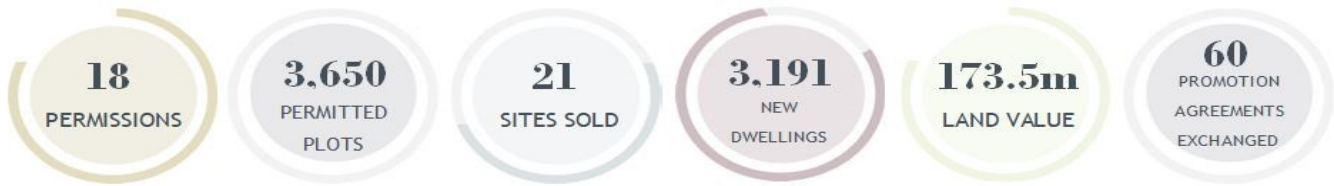
Acting on behalf of the landowners of the site, Catesby Estates have worked closely with the Council, its officers and other local stakeholders to bring forward proposals since June 2019.

The Liaison Group which was involved in the preparation of the Development Brief, included representatives from Catesby Estates, Wooburn & Bourne End Parish Council, The Neighbourhood Plan Steering Group and Ward Councilors.

The Development Brief that underwent public consultation, was the result of a number of months work and benefited

from several workshops exploring layouts and design of the site, discussions around detailed technical evidence, and substantial collaboration between all representatives of the Liaison Group and the Council.

As a result of the ongoing background work to the Development Brief which Catesby Estates was heavily involved with, an outline planning application was able to be prepared in tandem with the preparation of the Development Brief. The application was further informed by feedback received during their consultation process.



Results for 1st April 2020–31st March 2021



Planning Win Uckfield, Wealden

We recently received a resolution to grant for 90 dwellings on land off Eastbourne Road, Uckfield, including 35% affordable housing. Our landowner had been promoting this site for development for over 30 years prior to our involvement.

The application received an officer's recommendation for approval and was approved subject to S106 by Wealden's Planning Committee North on Thursday 1st April. Contributions towards local highways improvements, off-site youth and adult recreational space and SANGS and SAMMS will also be secured through this permission.

Planning Win Winslow, Buckinghamshire

We have recently received the final signed delegated report recommending approval of a scheme for up to 215 dwellings on land off Great Horwood Road, Winslow, Buckinghamshire. The land is part of a proposed housing allocation in the emerging Aylesbury Vale Local Plan.

Approval is subject to departure publicity and completion of a legal agreement.

The Section 106 Agreement will include Primary and Secondary school contributions, new crossing facilities on Buckingham Road, a payment towards a community bus and monies towards off-site sport and leisure.



Sales This Financial Year

In the last 2 months, Gladman have successfully sold 6 sites, totalling 733 dwellings.

