



Good News Bulletin- Edition 48 — July 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.

Northern Trust and Midlands Land Portfolio complete sale of Bulcote Steading site to Woodall Homes

Northern Trust is pleased to announce the successful sale of the 15.8-acre site at Bulcote Steading, Nottinghamshire, to regional housebuilder Woodall Homes.

The land, which is owned by Midlands Land Portfolio Limited (MLPL)—the property development arm of Severn Trent—has been brought forward for development by Northern Trust, acting as planning promotion partner on behalf of MLPL.

Northern Trust previously secured detailed planning permission for the sensitive redevelopment of the site, which includes the conversion of the Grade II Listed model farm buildings to create 24 new homes and a community hall, alongside 41 new-build dwellings. Located within the Bulcote Conservation Area and Green Belt, the site presented a number of complex planning and heritage challenges. These were carefully addressed through close collaboration with Newark and Sherwood District Council, Historic England, and the wider project team.



John Tootell, Strategic Land Director at Northern Trust, said:

"We are delighted to have concluded the sale of this unique site to Woodall Homes. This marks the next stage in delivering a truly special development that safeguards the future of important heritage assets while also bringing forward high-quality new housing. It has been an extremely complicated process with various obstacles along the way, and we are proud to have worked in partnership with MLPL and the local authority to bring the scheme to this point. We are delighted the site is now in the hands of Woodall Homes and look forward to seeing the vision for Bulcote Steading come to life. We would also like to extend our thanks to Fisher German for their role in expertly marketing the site for sale and supporting the transaction process."

Chris Dwan, Land & Planning Director at Woodall Homes,

added: "We're incredibly excited to see this site coming forward as a flagship development for Woodall Homes. It marks a significant milestone for us as part of our broader growth ambitions, and we're proud to have played a key role in bringing the project to this stage. The development proposals have been years in the making, and it has been a genuine pleasure working alongside Northern Trust and MLPL since our involvement began in Summer 2022. A huge amount of hard work and collaboration has gone into reaching this point, but in many ways, this is just the beginning. For us, the real work starts now, and we're looking forward to successfully delivering these 65 high-quality homes over the coming years and seeing this exceptional development take shape."

The sale follows a comprehensive marketing process led by Fisher German, acting on behalf of Northern Trust and MLPL.

Northern Trust would also like to thank Merlin Land for providing the high-quality imagery during the planning process and to accompany this announcement.

HAWRIDGE LAND

Iver, Buckinghamshire

Hawridge is delighted to confirm that our site in Iver, Buckinghamshire was approved at Buckinghamshire's planning committee this month.

The proposal for 43 new homes, including 50% affordable housing, was deemed to have met the new Grey Belt policy by officers and members. This is the first time members in Buckinghamshire have resolved to approve a major application under Grey Belt policy on a greenfield site.



Cowards Lane, Codicote

Hawridge submitted an outline planning application, with all matters reserved except for access, on our site in Codicote, Hertfordshire. The proposals include 30 homes, including a provision of 15 (50%) affordable homes, public open space, and improvements to local infrastructure.

The application has been submitted on the basis the site complies with the Grey Belt definition within the NPPF and the NPPG.



Longwick, Buckinghamshire

An outline planning application, with all matters reserved except for access, was submitted on our site in Longwick, Buckinghamshire this month, following our unconditional acquisition in December 2024.

The proposals include 40 new homes, including a provision of 19 (48%) affordable homes, public open space, and improvements to local infrastructure. The site lies outside the Green Belt within the open countryside and in a borough where they are unable to show a five-year housing land supply.

Holmer Green, Buckinghamshire

Hawridge is delighted to have submitted its reserved matters applications on our site in Holmer Green, Buckinghamshire. The reserved matters applications follow our outline planning approval obtained in August 2024 for 87 new homes.



The proposals retain a landscape led approach along with significant benefits, including 48% affordable housing. The site benefits from an allocation in the Wycombe District Council Local Plan where it was removed from the Green Belt.

Des Wicks, Managing Director commented *'We have had an extremely busy first half of the year, which is now bearing fruit with several planning application submissions and a resolution to grant planning permission. All planning submissions are located in boroughs where the planning authorities have failed to meet their housing targets, schemes such as ours can play a crucial role in helping to address this shortfall.'*

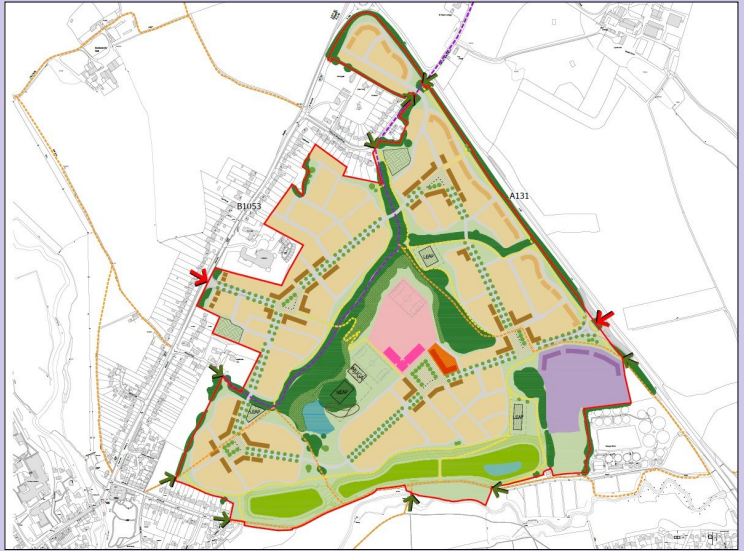
Hawridge Land is actively seeking further land opportunities, please get in touch with us at info@hawridgeland.com or 01494 415096.

Catesby Estates

part of Urban&Civic

Catesby Estates sells 162 acre mixed-use site in Essex to Barratt and David Wilson Homes

Catesby Estates has completed the sale of Straits Mill, a 162 acre site in Braintree, Essex, to Barratt and David Wilson Homes Eastern Counties.



The site was secured by Catesby Estates as part of the recent acquisition of L&Q Estates in August 2024.

Five landowners entered into a promotion agreement in 2017, ahead of the team securing an allocation in Braintree Council's adopted Local Plan, working through several technical constraints and subsequently receiving outline planning approval in 2021.

The 162 acre site has been sold to Barratt and David Wilson Homes with outline consent for up to 1,000 new homes including 30% affordable housing, land for a primary school and early years provision, as well as a local retail centre and employment space that can be transformed into offices or industrial units.

A network of cycling and pedestrian facilities are also set to be introduced, alongside improvements to the river walk to the south of the site.

During the construction phase this site is expected to create 800 direct and indirect new jobs, and around a further 40 once the educational facilities are established.

Adrian Clack, Group Land Director at Catesby Estates, comments: "Straits Mill is an impressive site but it also came with a number of technical and title challenges and so it is testament to the team for securing its allocation within the Council's adopted Local Plan and subsequently receiving outline consent for a scheme that will have long lasting benefits for its residents and surrounding community. Catesby Estates is now delighted to have sold the land to Barratt and David Wilson Homes, and we look forward to seeing the company transform the site into a thriving new community.

"This announcement comes as we gear up to what we expect to be an exceptional year for Catesby Estates. The acquisition of L&Q Estates has played a significant role in us achieving this success as not only have we gained impressive new talent but the quality of, and demand for, its additional sites has allowed us to cement our position as one of the leading strategic land promoters in the UK."

Matthew Lees, Development Director at Barratt and David Wilson Homes Eastern Counties, adds: "Straits Mill is an exciting acquisition that will be a cornerstone development for us. The site will allow us to deliver our quality brands of Barratt Homes, David Wilson Homes and Redrow, offering homes for first-time buyers, families, and those looking for high-quality, energy-efficient living spaces.

"We thank Catesby Estates for securing this complex but exciting opportunity and look forward to delivering a healthy new community environment in which to live and work within Braintree, set within open green spaces and woodland, with sports and play areas, cycleways, bridleway and walking routes to enjoy, as well as new community facilities and infrastructure."

During the sale, Shakespeare Martineau acted for Catesby Estates and the landowners were represented by Strutt & Parker (BNP Paribas Real Estate) Savills and Tees Law. Osborne Clarke LLP advised Barratt and David Wilson Homes.

Green Belt land release secured to bring 270 new homes to Ashted

Wates Developments has secured planning permission for up to 270 high-quality homes in Ashted, Kent – an allocated site in the Mole Valley (MV) Local Plan, formerly designated as Green Belt.

The release of Green Belt land is rare, and reflects the clear need for new homes in the local area. With over 680 households on Mole Valley's social housing register, this development will deliver more than 100 affordable homes through social rent, affordable rent and shared ownership.



The site will also see a purpose-built community building; 30 acres of public green space, with play areas and biodiversity corridors; a new community building with potential for a nursery; improved walking and cycling links and on-site car share; and contributions to Surrey Connect's digital on-demand bus service.

Brought forward in partnership with Vistry Group, the plans have been shaped by years of collaboration with MVDC and meaningful engagement with local residents and stakeholders.

John Tarvit, Director of Planning, said: "Wates has a long and proud history in Leatherhead, so we're delighted that this important milestone to build vitally required, high-quality homes in the local area has been approved following years of working with Mole Valley District Council".

Planning Approved for up to 350 new homes in Crawley Down

Mid Sussex District Council has granted planning permission for our development at Crawley Down. The scheme will include 350 new homes, 30% of which will be affordable (social rent, affordable rent and shared ownership)

This marks the culmination of over a decade of collaboration with local stakeholders to bring forward a scheme that meets the needs of both new and existing residents.

The plans include 60% of the site retained as green space, (incl. walking routes, wildflower meadows and a new community hub); funding for a new 3G pitch at Crawley Down Gatwick FC; over £5m in contributions to local schools, health, libraries, sport and community services; and energy-efficient homes powered by renewables, with EV charging and electric car club access.

Meryl Baker, Operations Director – Portfolio and Wates Commercial & Logistics, said: *From the outset, the Wates team worked with MSDC officers to deliver a landscape-led development which reflected the local character of Crawley Down and we feel very proud of the collaborative work that has gone into this proposal. We've engaged extensively with Worth Parish Council, local stakeholders and the local community – and have ensured that green space and publicly accessible areas are a priority to create a sense of place where the community can thrive.*



Planning Success in Wokingham

Croudace Homes' recently opened Western Region had its first planning success this month. Following a recommendation for approval by Officers, an outline application for up to 70 homes on an unallocated, greenfield site was approved locally by the Planning Committee, with no votes against it.

The legal agreement for the site was signed in February 2024, so we are pleased that a combination of the right strategy and timing, along with collaborative working with Officers, resulted in this positive outcome in a short timeframe. As a family owned house builder, we look forward to building out this high quality new community in the coming years.

This is one of eight new sites that have been secured by the Western Team in the last 18 months, four of which currently have live applications or appeals running. To discuss this, or any other opportunities, please contact Mark Bentley, Land Director.

croudacehomes



Michael Gooch Promoted to Regional Head of Planning – South West

We're delighted to announce that Michael Gooch has been promoted to Regional Head of Planning – South West.

Since joining Mac Mic Group in June 2021 as Strategic Land Manager, Michael has consistently brought a steady, thoughtful approach to his work. He has played a key role in progressing several complex sites, including Chard and Mitton, securing new opportunities, and achieving recent planning successes with draft allocations in Backwell and Locking/Elborough in North Somerset.

Michael's deep understanding of the planning system, his ability to navigate the challenges of strategic land promotion, and his analytical approach to evolving policy and regulation have made him a valuable asset to the team. His measured style and commitment to quality will continue to support our growth across the region.

Andrew Mickel, Director at Mac Mic Group, said: *"Michael's promotion reflects the trust and confidence we have in him. He brings a calm, considered approach to planning, and his work speaks for itself. His contribution over the past few years has been significant, and I'm confident he'll continue to make a strong impact in this new role."*

Please join us in congratulating Michael on this well-deserved recognition and in supporting him as he takes this next step in his career with us.



Mac Mic Group Submits Planning Application for 250-Home Development in Cobham, Surrey

Mac Mic Group is pleased to confirm the submission of a planning application for The Paddocks at Stoke D'Abernon — a sustainable, landscape-led development on a 26-acre site in Cobham, Surrey.

The application proposes up to 250 new homes across a mix of tenures, including affordable housing, shared ownership, and social rent properties, helping to address urgent housing need in one of the UK's most unaffordable areas outside London.

Previously identified for potential development in Elmbridge Borough Council's Local Plan, the site aligns with the Council's recognition of a significant housing shortfall.

Key features of the proposal include:

- 250 new homes with a diverse housing mix
- 50% affordable housing provision
- 4.42 hectares (40%) of public open space
- Nature-based solutions and sustainable drainage
- Integrated walking and cycling infrastructure

This application marks a major step forward in delivering a sustainable, vibrant, and inclusive community in a highly sought-after location.

Conor Roberts, Regional Director – South East, commented: *"We're excited to be moving forward with this application. This site offers a unique opportunity to help address the acute demand for a diverse mix of housing, particularly affordable homes in Cobham, where average house prices remain among the highest in the UK."*

The proposal has been developed through extensive consultation with the local authorities, stakeholders, and the community. Our design responds sensitively to the site's topography and natural surroundings, creating a well-connected neighbourhood that respects its context.

With Elmbridge's significant housing need and a current supply of just 0.96 years against the required 5-year supply, this development represents an important opportunity to provide much-needed homes while delivering substantial community benefits.

A huge thank you to the landowners, our consultancy team, and particularly Kari Burton, our Regional Head of Planning-South East, whose leadership and collaboration were key to achieving submission within months of securing the Agreement with the landowners."

Mac Mic Group remains committed to ongoing engagement with local stakeholders as the application progresses.

Richborough raises over £30,000 for St Basils with 3 Peaks in 24 hours challenge

Over 20 Richborians braved this brutal challenge, scaling the highest mountains in Scotland, England and Wales.

In total they walked 23 miles with a total ascent of 3064 metres and drove 462 miles to complete the challenge.

Huge thanks to all our incredible supporters and sponsors for helping to raise so much money for St Basils, which helps young people aged 16-25 who are homeless or at risk of homelessness.

The charity will use the money to fund a four-day, life changing trip to the Raymond Priestly Centre in Coniston, Lake District for around 20 of its young people. Many of them have complex needs and are at risk of isolation, social disadvantage, and poor mental health.



Richborough continues to strengthen team with strategic appointments across the UK

As part of Richborough's ongoing growth, we are pleased to announce several key appointments across our technical, planning and commercial teams, each of whom brings a wealth of industry experience to their new roles.

David Moore, has joined as *Senior Technical Coordinator*, based in the London office and supporting projects across the South East and South West regions. David brings over 15 years of experience from leading developers including Taylor Wimpey, Redrow, and David Wilson Homes.

Freddy Stephens has been appointed *Senior Planning Delivery Manager*, joining our newly established Planning Delivery team. With previous roles in pre-construction and planning at St. Modwen, Freddy plays a key role in managing planning applications and supporting project delivery.

Shareen Mitchell, who previously worked at St. Modwen Homes, joins our Birmingham headquarters as *Technical*

Coordinator, contributing to the delivery of complex sites as we manage a growing number of live schemes.

Lewis Godsmark has also joined Richborough Commercial as *Assistant Land & Planning Manager*, relocating to Birmingham to support the commercial team. Lewis previously worked at Avison Young and Knight Frank, gaining valuable experience in planning across a range of commercial projects nationwide.

These appointments reflect Richborough's strategic approach to building specialised teams that support the full lifecycle of our land promotion activity, from acquisition and planning through to delivery and disposal.

You can reach them here:

- lewis.godsmark@richborough.co.uk
- shareen.mitchell@richborough.co.uk
- Freddy.stephens@richborough.co.uk
- David.moore@richborough.co.uk



New residential planning submission: Crewe

Richborough has submitted a planning application for a new residential development for up to 120 homes on a 14.35-acre parcel of land off Crewe Road, Crewe.

The homes will be a mix of types and sizes with 30 per cent affordable housing provision. Public open space and landscaping are also planned.

Grace Sadler our Planning Delivery Manager at Richborough, said: "This design-led, high-quality scheme will be a sustainable and attractive extension to the town, inspired by the context and local character of Crewe and close to local amenities and transport links.

"We look forward to working with Cheshire East Council and other consultees to secure a positive outcome for the planning application and subsequently marketing the site to find a suitable development partner."

- grace.sadler@richborough.co.uk
- Harry.boniface@richborough.co.uk
- Joe.jones@richborough.co.uk