



## Good News Bulletin- Edition 36—June 2024

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 members.

# Northern Trust Rebrands Strategic Land Land Business

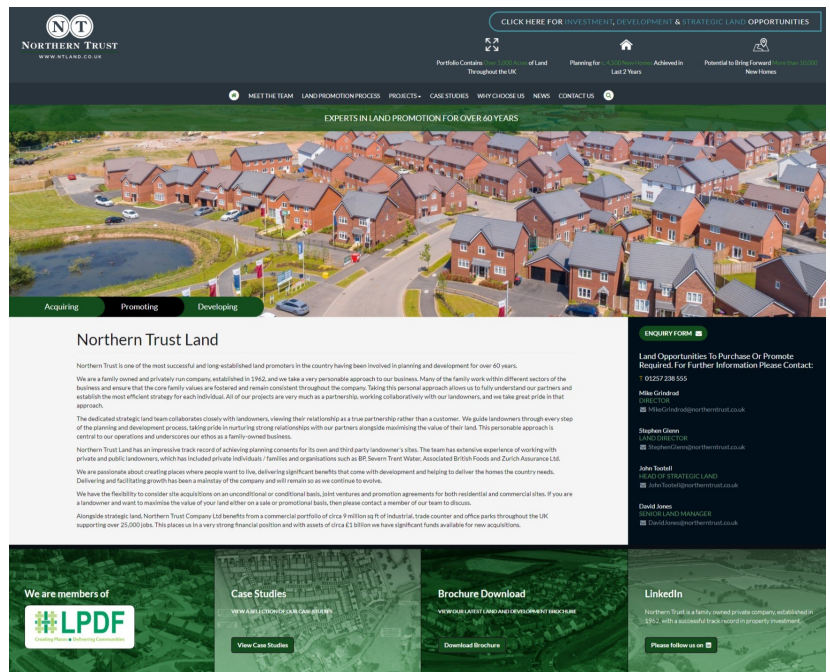
Northern Trust Company Ltd is pleased to announce the rebranding of its in-house strategic land business, Metacre Ltd, to Northern Trust Land Ltd. This strategic move aims to align the subsidiary with the overarching Northern Trust brand and enhance its visibility in the market.

Northern Trust Land is one of the most successful and long-established land promoters in the country having been involved in planning and development for over 60 years. The Company has an impressive track record of achieving planning consents for its own and third party landowner's sites. As a family owned and privately run company Northern Trust offers a personable approach allowing the strategic land team to collaborate closely with landowners, and with the flexibility to consider site acquisitions on an unconditional or conditional basis can make quick decisions.

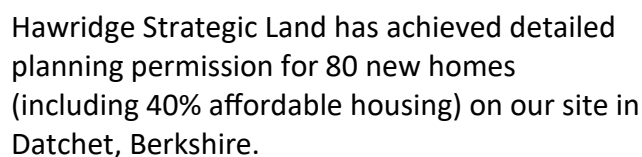
As part of the rebranding effort, Northern Trust Land is proud to unveil its new dedicated website, [www.ntland.co.uk](http://www.ntland.co.uk). The website will serve as a comprehensive platform for showcasing the company's portfolio, services, and expertise in strategic land development.

John Tootell, Head of Strategic Land at Northern Trust Company Ltd, expressed his enthusiasm for the rebranding and the launch of the new website, stating: *"We are thrilled to announce the rebranding of Metacre Ltd to Northern Trust Land. This change not only reflects our commitment to streamlining our operations under the Northern Trust name but also signifies our dedication to providing exceptional strategic land solutions. The rebrand to Northern Trust Land, alongside the release of our new website, marks an exciting chapter for us as we continue to innovate and drive growth in the land promotion sector."*

Northern Trust Land remains committed to delivering high-quality, sustainable developments that contribute to the prosperity of communities across the UK. The rebranding represents a significant milestone in the company's journey towards further success and expansion in the strategic land market. For more information visit [www.ntland.co.uk](http://www.ntland.co.uk).



# Planning Permission in Datchet, Berkshire



The site was allocated in the Royal Borough of Windsor and Maidenhead Local Plan in 2022 and a resolution to grant planning was achieved in September 2023.

Many thanks to the excellent professional team involved in this project.

Hawridge has exchanged an Option agreement for more than 10-acres of land in Buckinghamshire, in the former Wycombe District. This edge of settlement site has the ability to deliver up to 60 new homes to the local area. The site will be promoted through Buckinghamshire Council's emerging Local Plan.

Contact the team at Hawridge - [info@hawridgeland.com](mailto:info@hawridgeland.com)

Gladman, working alongside Lambert & Foster Ltd, are delighted to announce that we have completed the sale of land in Ninfield, East Sussex to Riverdale Developments following exchange of contracts in January.

Gladman secured outline planning permission for a development of up to 65 dwellings on behalf of the landowners – a small, Islington based charity, who support the education and training of children and young people.



# Gleeson Land Celebrates the Sale of Sondes Place Farm

Gleeson Land is delighted to announce the news of a landmark deal the sale of Sondes Place Farm, located in Dorking, to renowned homebuilder Taylor Wimpey. This strategic sale marks the introduction of 144 essential new homes and generous high-quality greenspace.

The Sondes Place Farm development promises significant benefits for the local community:

- **Affordable Housing:** A remarkable 50% of the new homes will be designated as affordable housing, exceeding local policy requirements by 10%.
- **Enhanced Facilities:** The project includes new facilities for the local school, enhancing educational opportunities for residents. Additionally, measures to reduce traffic congestion will improve overall quality of life.
- **Biodiversity Net Gain:** We are committed to environmental stewardship. The development will achieve an impressive 22% BNG, surpassing the mandated 10%. A lush 3.5-hectare green space will be accessible to the public
- **Job Creation:** Between 336 and 434 direct, indirect, and induced jobs will be generated, invigorating the local economy.
- **Economic Boost:** The Sondes Place Farm development is projected to contribute up to £4 million in additional consumer spending annually.

In collaboration with Land and Brand New Homes Ltd, this achievement represents Gleeson Land's second triumph in Green Belt appeals, a feat that has been notably difficult to attain within the industry.

Since October 2022, the industry has seen only seven successful Green Belt appeals across the country, and Gleeson Land is proud to have contributed to two of these rare successes.



## Successful sale of Fairford development, delivering much needed homes

Gleeson Land, a leading land promoter in the South of England, is delighted to announce the successful completion of the sale of a prime site in the Town of Fairford, in Gloucestershire to Cala Homes (Cotswolds).

This significant milestone reflects our commitment to community-driven development and sustainable design. In October 2023, Gleeson Land secured planning permission for a sensitively designed 7.7-hectare development, collaborating closely with **The Ernest Cook Trust** the landowner, the local community and Fairford Town Council. The site will now be transformed into 87 much-needed new-build homes, addressing the housing shortage in the area. These homes are tailored to meet the needs of the community and enhance the village's character.

Our development approach prioritises environmental sustainability. We were able to preserve green infrastructure features, create new habitats, and achieve significant biodiversity net gains on-site. As a result OF the project's thoughtful design, the site was awarded with a prestigious **Building with Nature**.

**Guy Gusterson, Managing Director at Gleeson Land** comments *"Working with this team to craft a development that balances community needs, environmental stewardship, and housing provision has been immensely rewarding. We are proud to contribute to Fairford's growth while maintaining environmental integrity. We look forward to seeing this site come to life."*

For more details about the site, please visit the site website [here](#).



**gleeson** land

## New Promotion Agreement for Land in Surrey

Richborough has exchanged a promotion agreement for 11.9 acres of land in the Surrey town of Kingswood. The site should deliver over 90 new homes.

The site is currently Green Belt in the Reigate and Banstead Local Plan.

For more details contact [alex.anderson@richborough.co.uk](mailto:alex.anderson@richborough.co.uk)



## Senior Staff Changes: Dean Knight and Stuart Nelmes

Richborough is thrilled to have promoted **Dean Knight** to the role of Senior Regional Director of our fast-growing South West region. **Stuart Nelmes**, formerly of BWB, has been appointed Technical Director, taking over Dean's former role at the helm of our technical team.

Dean has also joined Richborough's newly formed Operating Board, to further help shape the future of our business. In his new role as Senior Regional Director, Dean will accelerate the company's presence in the South West, aiming to fulfil its potential as a "super-region" in pipeline growth and sales, with dedicated support from Alex Anderson and Alanna Mahoney.

Stuart brings over 20 years of experience in the engineering consultancy environment, having previously worked at BWB as Regional Director of BWB's Birmingham office.



He will continue to develop and enhance Richborough's industry-leading technical team, with support from Richard Holdcroft, Nick Matthews, Charlotte Gilham, Leo Gee, and Grace Sadler.

Contact Dean Knight: [dean.knight@richborough.co.uk](mailto:dean.knight@richborough.co.uk) and Stuart Nelmes: [stuart.nelmes@richborough.co.uk](mailto:stuart.nelmes@richborough.co.uk)

## Grace Sadler Appointed as Technical Project Manager

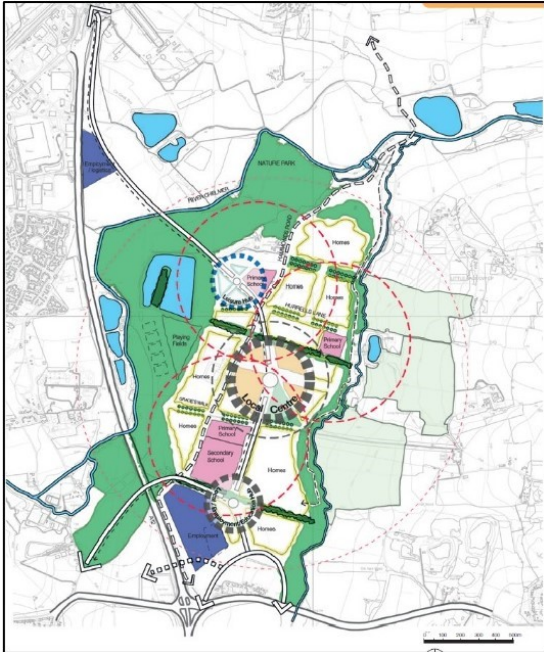


As part of Richborough's industry-leading Technical team, Grace supports on our technically challenging residential and commercial sites across the UK. Previously Grace worked at St Modwen Homes as an Assistant Pre-Construction Manager, where she focused on maximising site appraisals and led on site acquisitions, as well as managing sites from inception to conclusion. Before that she was an intern at Barratt Homes.

Grace said: "Richborough is a successful, growing company with great values and is well known for being a talented and supportive business. I am very excited to join the experienced team and work towards delivering the best outcomes for our partners and communities."

Contact Grace: [grace.sadler@richborough.co.uk](mailto:grace.sadler@richborough.co.uk)

## Promotion and Master Developer Agreement Secured for 4,500 New Homes in Chelmsford



Wates Developments is delighted to announce it has exchanged contracts to promote and deliver up to 4,500 new homes at Hammonds Farm, Chelmsford.

Hammonds Farm has been identified as an allocation in the Chelmsford City Council Preferred Options Local Plan and Wates will now take this project forward to delivery thanks to our expertise and depth of resource in building new communities.

Grosvenor will no longer be involved in the site, however Wates and the landowner wish to thank them for their work on the site to date.

## Wates Developments Sponsors 'Inspiring Diversity in Property'

Wates Developments has been chosen as one of only three Agenda Partner's for Property Week's 2024 'Inspiring Diversity in Property' initiative.

The Inspiring Diversity in Property (IDiP) initiative acts as a comprehensive campaign encompassing a broad programme of activity. This includes the prestigious 'Inspiring Women in Property' Awards, industry research, whitepapers, roundtable discussions, a dedicated EDI hub, and actionable pledges, underscoring the importance of a unified approach to enacting change.

Now in its' second year, the programme of activity aims to drive real change in the sector by recognising and embracing those organisations that are committed to improving diversity, as well as working to encourage companies and individuals to set specific, measurable goals and work towards them.



To find out more about the IDiP initiative, go to:

<https://iwip.propertyweek.com/InspiringWomeninPropertyLive/en/page/idip>