



Good News Bulletin- Edition 47—June 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.

Catesby Estates Sells Final Land Parcel for Delivery at Glebe Meadows Community in Milton Keynes

Catesby Estates has completed the sale of 1.048 acres of local centre development land with outline planning permission in Wavendon, Milton Keynes, to Central Co-op .

The land forms part of Glebe Meadows, a 156 acre, mixed use community comprising 1,140 occupied homes, a primary school, secondary school and public open space, all of which was originally brought forward or promoted by L&Q Estates and sold in parcels to developers.



This parcel comprises permission for the delivery of a circa. 350 sqm food retail store, and 400 sqm of additional non-food retail space. The space will be the last piece of community infrastructure to be delivered at Glebe Meadows.

The site is situated four miles east of Central Milton Keynes, adjacent to both the A421 and Newport Road which provides a direct link to the M1 and 4.5 miles from Milton Keynes Central Railway Station. The station provides services to London Euston as quick as 35 minutes at peak times with up to nine services running each hour.

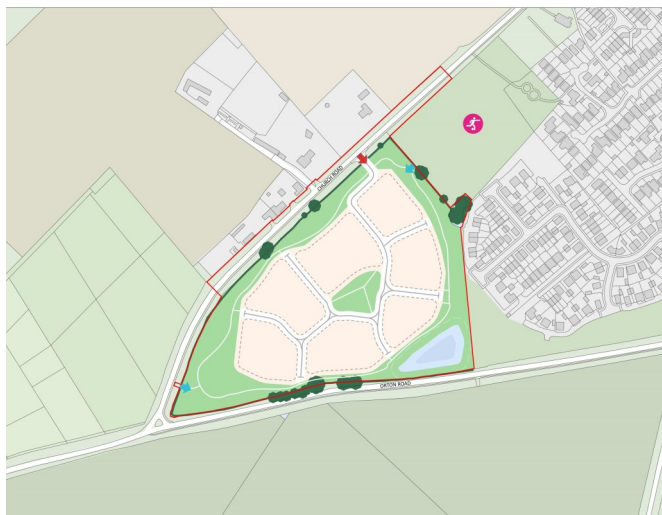
Myron Osborne, Chief Executive of Catesby Estates, said: *"This parcel of land in Milton Keynes was obtained as part of our parent company Urban&Civic's acquisition of L&Q Estates last year, which saw us significantly increase our land promotion portfolio."*

"With L&Q Estates bringing forward or promoting all other elements of the Glebe Meadows neighbourhood, we are pleased to have sold the final parcel of land to be delivered here to Central Co-op and look forward to seeing the land transformed into new retail space for the existing community."

Paul Shepherd, Senior Acquisition Manager at Central Co-op said: *We're delighted to be bringing a new community-focused local centre to Wavendon. Central Co-op is committed to serving growing neighbourhoods with convenient, ethical retail and this development marks an important step in our plans to support local communities with accessible, high-quality services."*

Planning Submitted for Residential Development in Warton

Richborough has submitted a planning application for a new residential development on land to the north of Orton Road, in the village of Warton in Warwickshire.



Accessed via Church Road, the proposed scheme can deliver up to 110 new homes in a variety of types and sizes, including a policy compliant proportion of much-needed affordable housing.

Our design approach draws on best practice principles to deliver a visually attractive, easy-to-navigate new neighbourhood that reflects and reinforces the distinctive character of Warton.

Briony Stenhouse, Planning Delivery Manager at Richborough, said: *"This development presents an exciting opportunity to create a sustainable new community that complements the charm of Warton while meeting local housing needs."*

Contact Briony: briony.stenhouse@richborough.co.uk

New Promotion Agreement: 51-acre Site in Keresley, Near Coventry

This site comprises two land parcels that are separated by Fivefield Road.

Our proposals include:

- Up to 350 new homes, including much-needed affordable housing.
- New public open spaces and footpaths for existing and new residents in the community.
- Retention and enhancement of the existing green infrastructure to boost and protect the biodiversity and ecology in the area.

Katie Saunders, Senior Land and Planning Manager at Richborough, said: *"We're excited to unlock the potential of this high-quality land opportunity, delivering much-needed new places to live to the area."*

For more details contact: katie.saunders@richborough.co.uk

New Promotion Agreement: 61-Acre Site in Campton, Central Bedfordshire

Richborough has secured this promotion agreement in a joint venture with Orchestra Land.

The site has the potential to deliver:

- Up to 300 new homes, including up to 90 affordable homes, as part of a sustainable, well-connected new neighbourhood.
- Around 27 acres of new public open space, a children's play area, and enhanced pedestrian and cycle connectivity to Campton village centre and Shefford.
- Retention and enhancement of the site's existing green infrastructure. Hedgerows, mature trees, and important habitats will be protected wherever possible to strengthen biodiversity, while maintaining the grass and wildflower meadows and wetland areas.



Richborough and Orchestra Land are working closely with technical and planning consultants to prepare a comprehensive and sustainable planning application.

Katie Saunders, Senior Land and Planning Manager at Richborough, commented: *"We're proud to be bringing forward this opportunity in Campton in partnership with Orchestra Land. It represents a chance to deliver high-quality homes in a location that balances accessibility, green space, and community benefit."*

Contact Katie: katie.saunders@richborough.co.uk

Contact Bassil: ba@orchestraland.co.uk

SLG Brings Forward Kidsgrove Development With Local Plan Allocation

The Strategic Land Group (SLG) is bringing forward a 6.7 acre site in Kidsgrove, Staffordshire, which could see the delivery of up to 90-homes.

The land promoter has secured the inclusion of the proposed site within Newcastle-under-Lyme's Local Plan, which covers the period from 2020 to 2040 and is currently under examination. The plan aims to deliver a total of 8,000 new homes, an average of 400 each year.

The site, which is currently used for grazing, is well-positioned close to local services and amenities, including a railway station, making it an ideal location for new homes. The scheme will include tree lined avenues, a central square and a new children's play area.

Emery Planning and Thrive Architects advised SLG on the proposals for the new scheme.

Paul Smith, Managing Director of The Strategic Land Group, said: *"Like the rest of the country, Newcastle-under-Lyme is experiencing a shortage of new homes and is required to meet fairly ambitious targets within its Local Plan. This site is ideally situated for residential development and will deliver high-quality new homes to help tackle the housing crisis within the borough and support the local authority to meet its target of 400 homes per year."*



SLG Secures Planning For 79 Home Lincolnshire Scheme

SLG has secured planning permission for a 79-home residential development in Kirton in Lindsey, Lincolnshire.

The 10.4 acre site is located on the perimeter of Kirton in Lindsey and is ideally suited for new homes. The approved development will include various green spaces, tree planting, a new children's play area and will deliver a 10 per cent net gain in biodiversity.

The land promoter has worked closely with North Lincolnshire Council in bringing the proposed scheme forward. The development was originally expected to form part of the local authority's Local Plan, which would help the council to meet the need for new homes over the next 15 years.

Various changes have been made to reflect the wishes of local residents following consultation, including altering footpath routes through to nearby open spaces.

Paul Smith, Managing Director of The Strategic Land Group, said: *"We're pleased to have secured planning permission for the new development - with the local authority's new Local Plan having recently been abandoned on advice from the Planning Inspectorate, and with the council unable to demonstrate a five year housing supply, it's positive to be able to deliver much-needed new homes within the borough."*

He continued: *"It's an ideal site at the edge of an existing settlement, and close to amenities and infrastructure, so we expect to see strong interest from home buyers looking to live in modern, high-quality new homes in a sought-after location."*

Bristol Based Team Delivering Rapid, Regional Success

Our Western team have had a busy year so far and the last few months have brought two successful exchanges.

Firstly, a completion on the sale of a 9.10 acre site, Lyneham Phase 2 with Wain Homes. This was a complex scheme for our Western region based in Bristol. Following outline planning consent, our expert team engaged with the local authority and worked collaboratively with them to obtain a reserved matters consent. Maximising the value for our landowner clients and enabling our buyer Wain Homes to commence the scheme promptly.

A second agreement with Wain Homes to deliver 50 homes for our site at New House Farm, Wells, was also announced. Our team's expertise and knowledge helped deliver a successful conclusion for all, and most importantly to our landowner partners. Both schemes allow significant S106 financial contributions.

The Western team also announced successful exchanges for new sites, one being a 39 acres site located within Somerset Council as well and the other a site in Wiltshire Council of 109 acres. Both schemes will bring much needed homes to the local area.

Continuing Growth for Gleeson Land

This month, the Southern team launched the site, Land East of Burford Road in Chipping Norton delivering 104 homes. The scheme will bring many benefits to the local area including a financial contribution of £451,504.98.

The team also recently secured planning permission via appeal for up to 83 houses for as site in Farnham.

Aside from the delivery of much needed open market and affordable housing, one of the key, major benefits of the scheme to which the Inspector attached significant weight in the decision, was the delivery of a significant area of Public Open Space, at some 8.7 hectares. This POS would create accessible and functional open space for the benefit of all users, easily accessed from the surrounding developments, university, and town centre, which will be carefully designed to create a community led space.



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Unlocking Value.

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Guy Gusterson Managing Director said "I'm delighted with the progress both our Western and Southern regions have made this year. These successes demonstrate our credentials as a leading land promoter in the south of England. I would like to extend my thanks and gratitude to all our regional teams for their hard work so far in 2025 and most importantly our clients for their continued support."

Land First Exchanges on New Promotion Agreement in the East Midlands

Land First Investments are delighted to have exchanged on a Promotion Agreement for 18 acres of land in Thurlby, a village situated between Peterborough and Grantham.

The site will be promoted for around 100 homes, of which at least 30% will be affordable. Land First look forward to proactively working with the landowner to deliver the much needed housing in the area.



Land Exchange and New Joint Venture at Farnham

Wates Developments has completed on land at Waverley Lane, Farnham, in a JV with Miller Homes Ltd (Southern).

The scheme will deliver 146 new homes, incl. 37% affordable housing, plus a range of community benefits. This completion reflects our continued investment in opportunities where we can create lasting, positive impact.

In addition to new homes, the proposals include:

- 14 acres of public parkland, with high-quality open spaces and two play areas;
- significant net biodiversity gain;
- new Suitable Alternative Natural Greenspace (SANG)
- contributions to improving local infrastructure and services, incl. new cycle routes.



David Brocklebank, Executive MD of Wates Developments Group, said: *"This marks our tenth land deal of the year – a fantastic milestone and one we're incredibly proud of. Farnham represents a real opportunity to deliver much-needed homes in one of the country's least affordable areas, and to do so through a strong and collaborative partnership with Miller Homes is really exciting. Huge credit goes to the team for their tenacity, expertise and teamwork in bringing this complex project to fruition."*

Farnham is one of the most expensive areas to live in the UK, with a long waiting list for affordable housing, and the scheme will make a real difference for local families. The local Borough Council continued to resist a scheme that will provide much-needed new homes in a fantastic location, with great on-site facilities.

However, a ruling in our favour at the High Court in October last year reaffirmed the importance of building homes for those who need them most.

We now look forward to delivering a scheme that adds real value for the local community, including delivery of sustainable housing that benefits both people and the environment.

Team Raises Over £4.6k for PAPYRUS Prevention of Young Suicide

Teams from Wates Developments recently raced alongside and against colleagues from across Wates Group in a Dragon Boat Challenge to raise vital funds for PAPYRUS Prevention of Young Suicide.

Suicide is the biggest killer of young people under the age of 35 in the UK, with over 1,800 young people taking their own lives every year.

The charity, (a Wates Group Charity Partner), provides essential support to young people and their families. This includes providing confidential support and advice to young people struggling with thoughts of suicide, and to anyone worried about a young person through their helpline, HOPELINE247.

