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Good News Bulletin

Edition 63
October 2026

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.

Thank you to everyone who has supplied content and congratulations on your success.



Contracts Exchanged Chalgrove

Persistence Really Does Pay Off!

3 applications and 2 appeals later, we are delighted to announce that we have exchanged sales contracts on our site for 160 homes at Chalgrove with Taylor Wimpey.

Planning permission was secured at appeal at the end of February this year. Just a few months later, the site had been marketed, offers received in June, Heads of Terms agreed by the end of July and contracts exchanged today. A brilliant team effort and collaborative approach throughout the transaction.

A special thanks to:

Tom Spencer and Tom Dunn at Simmons & Sons

Jack Allan and Charlotte McDowell at Taylor Wimpey plc

Emma Hannah, William Gay and Becky Lund at Osborne Clarke

Sam Baker at Freeths

Jody Phillips, Mark Heath, James Brown and Clare Goodchild, along with the wider team at Gladman.

A great outcome for our landowners after a four-year journey! Thank you for trusting us to get the right result in the end.

If you are looking for someone to promote your land who doesn't quit at the first hurdle then please do get in touch, we would be delighted to work with you.

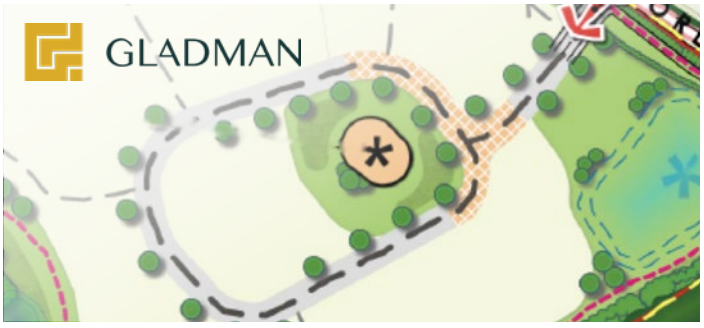
Permission Granted Market Drayton

Determination Delivers Results

Gladman is delighted to have received the decision notice granting outline planning permission for up to 100 homes on land off Longford Lane, Market Drayton. The decision follows a resolution to grant permission by Shropshire Council's Northern Planning Committee in November 2025.

The site has a long planning history with two previous planning applications being refused (in 2023 and 2024). Notwithstanding this, Gladman continued to promote the site as a housing allocation through the Local Plan preparation process. Alongside this, Gladman engaged in extensive consultations with officers to ensure that previous reasons for refusal were addressed. The timing of the application was important. It was made shortly after Shropshire Council made a decision to give significant weight to emerging allocations for decision making purposes. The proactive pre-application discussions and strategic timing of the application have helped result in this being one of the first major housing permissions to be granted on a proposed allocation within the Council's now withdrawn draft Local Plan.

The permission is a testament to the persistence of the Gladman team, the strength of the application information and the constructive relationship developed between Gladman and the Council throughout the process. Special thanks go to the project team of John Mackenzie, Caelan Atkins, Emma Tutton and Lynette Anderson.



Team Successes

We are excited to share some team successes from our planning team. Congratulations from the team at Gladman goes to Matthew Jones and Harry Marchington.

Great work deserves to be recognised. We're taking a moment to celebrate them both, with a few words from those who work closely with them and have seen their successes first-hand:

"Congratulations to Matt for the successful completion of his APC and becoming a Chartered member of the RTPI, which has come on the turn of his first anniversary with Gladman. Achieving chartership is a testament to his knowledge, skills and professionalism showcased since joining the business. Well deserved 'brownie points'!"

"We would like to congratulate Harry on passing his Associate APC and becoming an Associate Member of the RTPI. Since joining Gladman as a Graduate Planner in August 2025, shortly after graduating from university, Harry has demonstrated great commitment and determination, submitting the APC at the first available opportunity and achieving a significant milestone on his journey towards Chartered membership. Congratulations, Harry, on a well-deserved achievement!"

Richborough Secures Three Development Partnerships Across the South East and Midlands



Image shows the masterplan layout for the Henlow Camp site in Bedfordshire

Richborough has secured three housebuilder partnerships, progressing residential sites in Essex, Leicestershire and Central Bedfordshire towards delivery, following successful planning promotion.

In Danbury, Essex, Redrow Eastern, part of Barratt Redrow, has been appointed development partner for a 6.76-hectare site with outline permission for 72 homes, including 35% affordable housing, public open space and nearly £1 million in Section 106 contributions. The site became the largest residential allocation in the made Danbury Neighbourhood Plan.

At Newbold Verdon, Leicestershire, The Owl Group has partnered with Richborough to bring forward up to 135 homes, including 40% affordable housing, on a 16.63-acre site. Outline planning permission was secured in November 2025. Combined with the first phase, the wider development has permission for up to 374 homes.

Meanwhile, Taylor Wimpey South Midlands has been appointed development partner for a 13.3-acre site at Henlow Camp, Central Bedfordshire, following outline planning permission in March 2026 for up to 120 homes, including 30% affordable housing.

All three schemes incorporate landscape-led masterplanning, with green infrastructure, public open space and pedestrian connections forming part of the proposals.

Melissa Slaney-Smith, Richborough's Senior Disposals Manager, said: *"These delivery partnerships highlight our pragmatic approach with both SME and volume housebuilders in this challenging market and help progress sites towards delivery."*

Contact: melissa.slaney-smith@richborough.co.uk

Richborough Submits Plans for 675 Homes in Churchdown

Richborough has submitted an outline planning application for up to 675 homes at White House Farm, Churchdown, Gloucestershire, including 50% affordable housing, a new primary school, neighbourhood centre, mobility hub and extensive publicly accessible green space.

The proposed 124-acre, landscape-led neighbourhood has been designed to respond to local housing needs while connecting with the surrounding village. A new Suitable Alternative Natural Greenspace will provide a 2.4km recreational walking route, wildflower grasslands and wetland features.

New walking, cycling and a proposed bus route will link homes to local facilities, existing routes and green spaces.

A comprehensive Design Code submitted with the application establishes principles for building form, street hierarchy, architectural character, landscape and connectivity, providing a framework for future detailed design and delivery.

Community engagement earlier this year helped inform the evolving proposals. Feedback on traffic, infrastructure, wildlife, landscape and flood risk has been considered alongside further technical work and stakeholder discussions. Matt Parry, Richborough's Group Planning Delivery Director, led the application.

He said: *"We're very pleased to have submitted this application for a high-quality new neighbourhood in Churchdown that can deliver much-needed new homes alongside a new primary school, neighbourhood centre and extensive publicly accessible green space. We look forward to continuing to work with the local planning authority and statutory consultees as the application progresses."*

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