



Good News Bulletin- Edition 44—March 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 members.

Richborough CEO and LPDF Board Member Paul Campbell visits 10 Downing Street

Paul Campbell was invited to attend a roundtable on the Planning & Infrastructure Bill at 10 Downing Street ahead of the introduction of the legislation.

Paul joined Deputy Prime Minister, Rt Hon Angela Rayner MP, and Minister of State for Housing and Planning, Matthew Pennycook MP alongside senior policy officials from the Ministry of Housing, Communities and Local Government and fellow industry leaders.

Paul said “*Shaping government planning policy and delivering much needed places for people to live and work are key to my work for both the LPDF and Richborough, so it was a privilege to be invited to No 10 and hear first-hand the pro-growth ambitions and actions of Government.*”

“It was a great opportunity to share knowledge with politicians and industry experts, and to welcome the launch of the Planning and Infrastructure Bill which will speed up and simplify the planning system and increase the delivery of new homes and infrastructure.”



 Richborough

Richborough submits for 1525 homes in Nuneaton neighbourhood

Richborough has submitted a major outline planning application for the development of up to 1,525 high quality new homes on 215 acres of land at Arbury Estate in Nuneaton.



Our proposed Arbury neighbourhood will provide a range of housing options to meet local demand, including 25% affordable homes; community amenities such as a new primary school, local centre, allotments, community orchards and neighbourhood park, and excellent connectivity, with enhanced pedestrian and cycling links

The site is allocated for residential development by Nuneaton & Bedworth Borough Council. Our vision is to create a sustainable, well-connected community that complements its surroundings. A Design Code will ensure the vision is delivered by the appointed development partner.

Contact anabel.christmas@richborough.co.uk

Richborough secures first grey belt planning success

Richborough has secured a resolution to grant outline planning permission for up to 110 new family homes in Balsall Common, Solihull under the government's new 'grey belt' rules.

This marks the first grey belt win for Richborough after national planning guidance was updated.

Solihull Council Planning Committee voted to grant consent after we demonstrated that our application met the criteria for the government's new grey belt designation, including 50% affordable housing provision.

The site, at Frog Lane, previously benefitted from a draft housing allocation in an emerging local plan. But that plan was formally withdrawn by the Council last October after a lengthy examination process had stalled.



Richborough completes sale of 265-home site in Steyning to Vistry Group

Richborough secured outline planning permission for 265 private and affordable homes for the 35-acre development off Steyning Bypass in Steyning, Horsham District, West Sussex in November 2024.

Following the land sale, Vistry Group is set to deliver a mix of high-quality private and affordable homes on the development, offering a variety of different house types ranging from bungalows to semi-detached and detached properties.

A range of community facilities will also be delivered, including 11 acres of public open space, children's play areas, a community orchard and a network of footpaths and cycle paths. Richborough's vision for the site is a locally inspired, landscape led scheme that promotes sustainable living and biodiversity net gain.



Richborough's Karuna Bhatia wins HR Leader award

Karuna won the award at the West Midlands Leadership Awards organised by The Business Desk.



It is fitting recognition of Karuna's achievements as our first dedicated HR leader. She has rolled out our People function, introduced the very latest people practices and technology and attracted top talent, all while ensuring our strong culture and human element remain.

Northern Trust Land and Breck Homes submit planning application for 54 affordable homes in St Helens

Northern Trust Land and Breck Homes are pleased to announce the submission of a planning application for a residential development at Fleet Lane, St Helens. The proposal, submitted by planning consultant DePol Associates on March 12, seeks approval for 54 much-needed affordable homes.

The proposed site will include a range of one-to-four bedroom houses and maisonettes as well as new open space, including the construction of a children's play area.

The development will include the demolition of an existing house to create access to the new site, which will also be complemented by associated infrastructure and a biodiversity enhancement area, including the planting of native trees, grasses and wildflowers.

Additional land under the applicant's control will be dedicated to further ecological improvements.



The site has been brought forward by a joint venture between Northern Trust and Breck, with Northern Trust, acting as land promoter, working alongside Breck, which has supported the planning process and will lead construction of the development if planning is granted.

Speaking about the submission, **Alexis De Pol, Managing Director of De Pol Associates**, said:

"We are delighted to have submitted this application on behalf of Northern Trust and Breck Homes. The proposed development will deliver high-quality, affordable homes while incorporating significant biodiversity enhancements to benefit the local environment."

Andy Garnett, Managing Director of Breck Homes, added: "There is a real need for affordable housing across the UK, but particularly in the St Helens area. Filling this growing demand requires a range of different approaches to development including likeminded organisations working together in creative ways.

"This application aims to bring forward a sustainable, forward-thinking development and we're looking forward to working with the relevant parties to progress it."

Stephen Glenn, Land Director at Northern Trust, commented: *"We are delighted with this collaboration with Breck and their team of consultants. We look forward to a successful outcome and the possibility of further joint ventures in due course. We are hopeful of the full support of St Helens MBC to help bring forward this much-needed development, which will provide quality homes for local residents while ensuring biodiversity is enhanced and protected."*

Northern Trust and Breck Homes remain committed to working collaboratively with St Helens Metropolitan Borough Council to secure planning approval and deliver a sustainable and beneficial development for the area.



For further information about Northern Trust Land and its strategic land portfolio, please visit www.ntland.co.uk.

Mac Mic Group Kicks Off £100K Fundraising Campaign with £50K Donation

Mac Mic Group is celebrating its 100th anniversary this year, with roots tracing back to 1925 when it was first incorporated as Mactaggart & Mickel. To mark this significant milestone, teams from across the company's offices came together recently to celebrate the remarkable journey that has shaped the thriving Mac Mic Group we know today.

Last month, Mac Mic Group announced a major partnership with five charities focused on homelessness and cancer care—two causes deeply important to the company. The goal for this fundraising campaign is to raise £100,000 in 2025, with £20,000 being donated to each of the five charity partners: Maggie's cancer charity, Rock Trust, Kindness Homeless Street Team, Centrepont and 1625 Independent People.

During the company's 100th anniversary festivities held in Glasgow, Andrew Mickel and Ross Mickel, both directors and fourth-generation family members, announced a £50,000 donation from the Mac Mic Foundation to kick-start the company's fundraising efforts. This donation marks a major step toward Mac Mic Group's goal of raising £100,000.

Andrew Mickel, Director at Mac Mic Group, commented: "We're honoured to collaborate with these remarkable charities, whose tireless work makes a real difference in the lives of those in need. To kick-start our fundraising efforts, we are delighted to announce a £50,000 donation from the Mac Mic Foundation. This is just the beginning, and we look forward to working with our employees, supporters, and the business community to help us reach our £100,000 target."

Ross Mickel, Director at Mac Mic Group, added: "Maggie's has a very personal connection for me. My mum, Dot Mickel, received much-needed care during her own cancer journey, and I too benefited from their support during that time. In her memory, our family's Charitable Trust, the Mickel Fund built a garden and consultation room at the Maggie's Centre at the Western General Hospital in Edinburgh. I am proud to continue supporting their incredible work and to honour my mum's legacy."



Heritage, Innovation and Growth

From its early days as a small family business, Mactaggart & Mickel quickly became known for providing exceptional homes. Over the decades, the company's leadership, under the stewardship of the Mickel family, has embraced change and innovation, adapting to the evolving UK property market. Today, Mac Mic Group operates across four key divisions: Strategic Land, Private Rental Property, Developments, and Investments, with each division building on the company's strong foundation of excellence and commitment to its communities.

Andrew Mickel, Director of Mac Mic Group, said: "We are incredibly proud of the legacy that Mactaggart & Mickel has built over the last 100 years. It's a story driven by a vision to evolve, adapt, and pivot the business into new directions. As we reflect on our journey, we are excited to look ahead to the next chapter—one that will continue to evolve, make a positive impact on the UK land and property sector, and ensure that the Mactaggart & Mickel legacy lives on for another 100 years."

Ross Mickel, Director of Mac Mic Group, commented: "Our success is the result of the incredible people who have dedicated their time, expertise, and passion to this company over the years. From our employees to our partners, their commitment has been integral to our growth. We are grateful for their contributions and look forward to the future as we continue to build on this strong foundation."

Application for 91 new homes in Puckeridge approved

Wates Developments is delighted to announce that the East Herts Planning Committee has approved our application for 91 new homes, including 36 affordable, in Puckeridge.

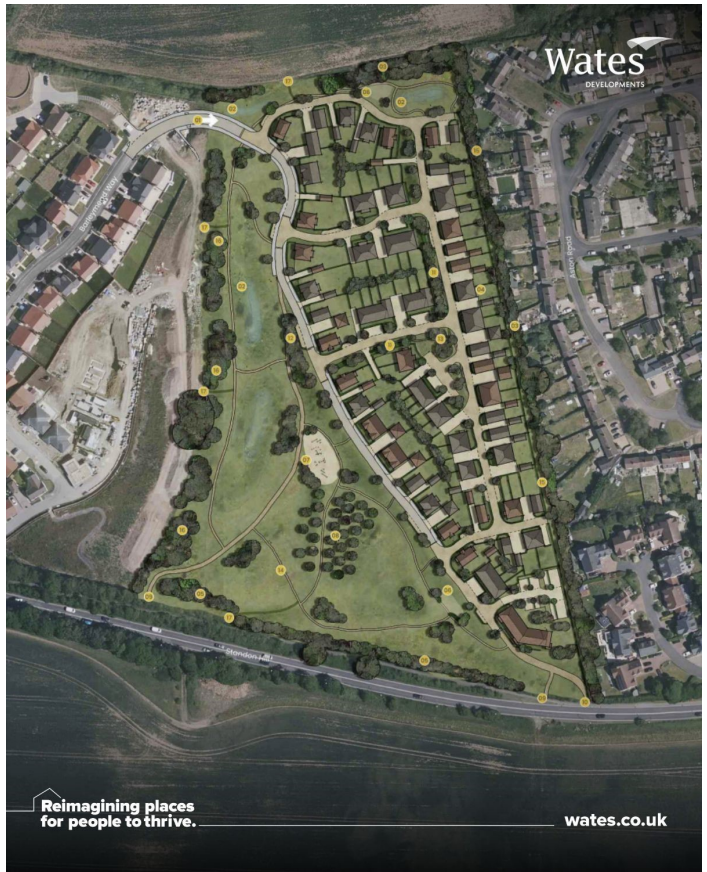
This speculative application was shaped by our commitment to sustainable, high-quality housing, working closely with officers to secure their recommendation for approval.

This approval is a significant win for the local community and those struggling to climb the housing ladder.

The development aims to support sustainable living and includes:

- air source heat pumps in every home;
- an electric car club, (for greener transport);
- 69% biodiversity net gain; and
- new cycle route to schools and offsite highway improvements.

45% of the site will be publicly accessible green space for residents to enjoy.



The site was signed up by our Land team in 2021. Thanks to the swift action and collaboration of everyone in our team, along with our team of great consultants, the application has now been granted.

We're committed to re-imagining places for people to thrive—this project is another step towards that mission.

Newly created role strengthens our industry-leading strategic land expertise

Wates Developments is delighted to announce that Shiv Singh has been promoted to Acquisitions and Disposal Director - a newly created role for the business that strengthens our industry-leading strategic land expertise.



Since joining Wates Developments as a graduate in 2017, Shiv has played a pivotal role in securing countless new sites, with others well advanced in our pipeline for 2025. His promotion reflects both his exceptional contributions and our commitment to nurturing in-house talent.

In his new role, Shiv will lead on disposals and new HBJV land acquisitions and will report to Nick Laugharne, Operations Director – Land & Development.

Of Shiv's appointment, Nick said: *"Shiv has been an integral part of our team for the past seven years. I'm thrilled we've been able to establish a role that matches the needs of the business with Shiv's expertise and recognises him for his hard work, commitment and drive to progress his career".*

At Wates Developments, we take pride in developing our people and shaping the future of sustainable, well-planned communities. Congratulations to Shiv - we're looking forward to seeing him thrive in his new role.

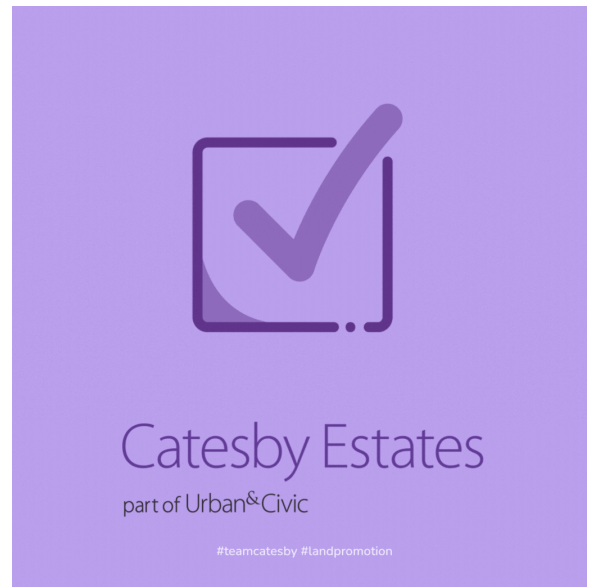
Catesby Estates Secures Key Planning Consents Across Multiple Regions

Catesby Estates has successfully obtained four outline planning consents within one week!

With two in Kent, one in Oxfordshire and one in Berkshire totalling 444 units. This achievement is a testament to the expertise and commitment of the Catesby team to delivering sustainable and well-designed developments.

The Catesby team members that worked on these applications were: Victoria Groves, Ian Humble MRTPI, Richard Crosthwaite, Steve O'Grady, Aritz Kaushik, James Findlay, Anna Parsons, Laura Aldridge, Thomas Powell, Andy Wright, David Morris, Myron Osborne, Jonathan Babb, Adrian Clack and Katie Yates.

Catesby Estates are in a strong position moving forward with a number of sites currently on the market and a considerable pipeline of planning applications submitted.



LPDF hosts biggest Annual Lunch to date

A huge thank you to everyone who joined us at our 2025 Annual Lunch last Thursday. Witnessing 700 industry experts gathered in one room was truly mind-blowing and it is incredible to see how fast the LPDF has grown in such a short period of time. The continued support from our members and affiliates has been phenomenal, we really couldn't do it without you!

We hope everyone enjoyed the afternoon. Details for the 2026 lunch will be released in the next few weeks - keep your eyes peeled!

