



## Good News Bulletin- Edition 21—February 2023

Welcome to the Land Promoters and Developers Good News Bulletin.

Published on a monthly basis the Federation wishes to recognise and celebrate the good work achieved by our members.

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

### SLG to Bring Forward 12 Acre Site in Steeple Claydon

The Strategic Land Group (SLG) will bring forward 12-acres in Steeple Claydon, Buckinghamshire, having secured a promotion agreement for the new site.

Led by our managing director, Paul Smith, SLG will work on behalf of the landowner to secure planning permission. It will then be sold on the open market, maximising its value.

The site sits adjacent to the village of Steeple Claydon and opposite a recently completed scheme by Vistry Homes. It is well-located and could accommodate around 100 new homes.

Steeple Claydon is a desirable spot close to Milton Keynes, Aylesbury, Bicester and Buckingham. SLG will seek to work with the local authority as it creates a new Local Plan for the area, allocating suitable sites for the development of much-needed new homes.

Paul said: "This is a fantastic site; it benefits from an excellent location and has all the right attributes for a successful residential development."

"In many towns and villages like Steeple Claydon, housing supply falls far short of demand. It's positive to be able to help to close the gap with appropriate development and ensure that the young are not forced to leave the area, which is unfortunately still the reality for many."



We are always on the lookout for new sites across the UK - [find out more about SLG and what we're looking for.](#)

**Strategic**  
**Land Group**



## Wates Developments Secures Planning Consent in Windsor and Sells Scheme to Crest Nicholson

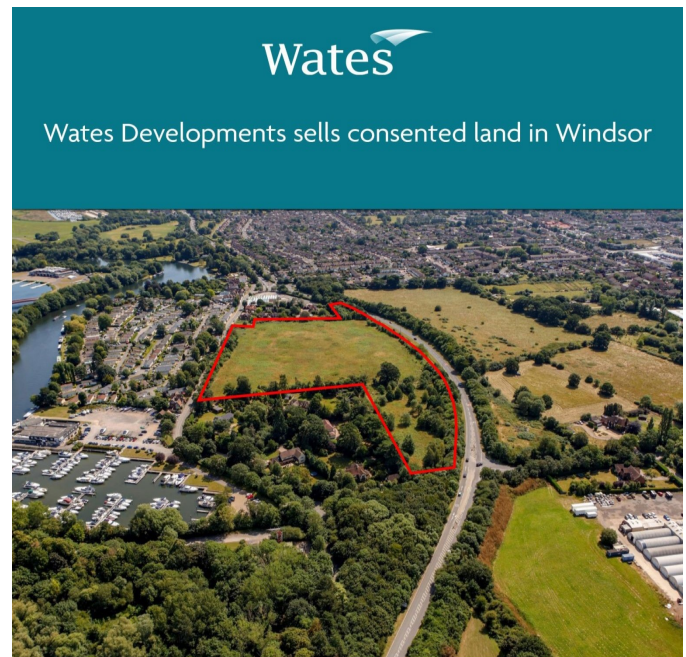
Wates Developments has secured planning consent on land in Windsor and sold the scheme to Crest Nicholson. The release of land from the Green Belt was secured last year through an allocation in the recently adopted Windsor and Maidenhead Borough Local Plan.

The 5.4ha site, (the northern parcel of land in Windsor), will provide 135 much-needed new homes, 40% of which will be affordable housing. Plans for the site have been developed over many years by working closely with the community, key stakeholders and Local Authority.

This will be a high-quality, sustainable scheme that will include landscaped open spaces, (with provision of recreational space), blue-green infrastructure and sustainable technologies, such as air source heat pumps and solar panels. It will deliver a 30.69% net gain in biodiversity that will far exceed local and national planning policy. The site will also deliver improvements to walking and cycling routes into Windsor and other local destinations, as well as improvements to the A308 network to increase capacity.

The sale of the northern parcel of land in Windsor was supported by Leaders Romans Group, and is one of the biggest land deals to take place in the region in the last six months.

David Brocklebank, Executive Managing Director at Wates Developments Group, commented: ***"We are delighted to have completed this sale of a parcel of our land interest***



***In Windsor to Crest, and with great support from Leaders Romans Group. This is a truly exceptional new homes site and a fantastic location for a new community in Windsor. We expect to secure planning for the remainder of the wider site early in 2023 to allow the whole scheme to come forward quickly. A great performance by Crest".***

The reserved matters planning application is now being prepared for submission and expected to take place in the first half of 2023.



## New Team Member for Wates Partnerships to Meet Continued Demand

Wates Partnerships, (part of Wates Developments Group), has recently welcomed Kevin Clark to the team, who takes up the role of Associate Partnerships Director. Kevin will be focused on bringing in new land and development opportunities and joins the team from London-based property developer Skillcrown.

Our Partnerships team, which works alongside the Wates Developments team, offers tailored development solutions for customers through land and build packages, with a particular focus on the affordable housing, senior living, build-to-rent and student housing sectors, particularly in and around London and other major regional centres.

Wates Partnerships helps to secure brownfield land opportunities and delivers planning consents. It offers a critical link between our development and delivery capabilities, working closely with Wates Residential and Wates Construction teams.

The team expects to secure more schemes in 2023, with demand from both private rented sector investors and housing associations particularly high.

Last year Wates Partnerships exchanged an Agreement with Aldershot Town Football Club to deliver new homes on land around the EBB Stadium, to facilitate the regeneration of the Football Stadium in the Town Centre.

## Site Sold in New Romney, Folkestone and Hythe

Gladman, are delighted to announce we have successfully completed the sale of Ashford Road, New Romney to Pentland Homes Ltd. The land benefits from an outline planning permission for 87 dwellings.

Many thanks to everyone involved in this project. Congratulations to our landowners!



## 265 Dwellings Approved in Barrow upon Soar, Charnwood

Gladman are delighted to announce that at their December 2022 Plans Committee meeting, Charnwood Borough Council resolved to grant planning permission for our proposals at land north and south of Melton Road, Barrow upon Soar. The two schemes will result in the delivery of 135 and 130 dwellings respectively, including 30% affordable housing, and will also contribute towards the construction of a new primary school within the settlement. To help achieve this outcome, Gladman contributed to the preparation of an Education Delivery Strategy alongside other proposed Local Plan site allocation promoters and officers at county and borough level, to provide a framework for bringing a new primary school forward alongside planned housing growth.

Many thanks to the whole team that have worked to achieve these positive resolutions and congratulations to our landowner and their agent.



## 210 Dwellings Approved in Bexhill, Rother

Gladman are pleased to announce that following a Public Inquiry in December 2022, our appeal for up to 210 dwellings on Land off Fryatts Way, Bexhill (Rother District Council) has been allowed.

Many thanks to the whole appeal team for their assistance in achieving this permission and to everyone else involved in this project along the way.

Congratulations to our landowners!





# Richborough Estates

## National Urban Design Awards Nomination

Richborough Estate's site at land north of Merley has been shortlisted by the Urban Design Group for the National Urban Design Awards 2022/23 in the Category of 'Frameworks and Masterplans Large'.

Oakwood Park will be a locally inspired residential neighbourhood providing 550 new homes and a care home within a landscaped parkland setting.



Independent design review played an important role in shaping the design which was supported by an outline design code.

[View the entry here](#)

For more details contact Charlotte Lewis, Richborough Estate's Design Director: [charlotte@richboroughestates.co.uk](mailto:charlotte@richboroughestates.co.uk)



## Richborough Estates Launches New Commercial Division

The land promoter's new Richborough Commercial division will help answer increasing demand for consented land for business use.

Nick Jones has been appointed group director of the division, moving from his role as Midlands' regional director. The changes come weeks after Richborough signed a landowner promotion agreement to bring forward a major 65-acre site on Lichfield Road adjoining Junction 9 on the M42.

Located just 800 metres from Hams Hall Distribution Park, the land has the potential to deliver over 750,000 sq ft of Industrial and logistics space.

Paul Campbell, Chief Executive of Richborough Estates, said: "Since forming in 2003, Richborough's focus has been on promoting land for new residential sites. But we're also promoting over 500 acres of consented land for industrial and logistics, employment, mixed-use, retail and leisure uses.

"We're delighted to be strengthening our offering for landowners while answering increasing demand from commercial developers looking for high quality, build ready land with planning permission.

For more details on Richborough Commercial, contact Nick Jones: [nickj@richboroughestates.co.uk](mailto:nickj@richboroughestates.co.uk)



# L&Q Estates Brings to the Market the First Phase of South West Rugby SUE

Alongside agents Newton LDP and Margetts, L&Q Estates are pleased to market for sale the first phase of a major development which will provide up to 210 homes, a new primary school, and create more than 350 jobs in Rugby.

Leading strategic land developer L&Q Estates has received outline planning permission from Rugby Borough Council for plans on land off Cawston Lane, following the agreement of Section 106 contributions.

It is the first residential phase of Homestead View – the name given to a 4,000-home development which forms the South West Rugby Sustainable Urban Extension in the council's Local Plan. It is expected to provide a huge economic boost to Rugby, contributing an estimated £4.4 million per year on retail and leisure.

More than 300 jobs will be created in the construction phase and 60 permanent jobs in the school, while more than £6.3 million in Section 106 contributions have been agreed to enhance the local community, which includes £1.9 million towards education.

Adrian Clack, Managing Director of L&Q Estates, said: “We are delighted to receive outline planning permission for phase one of our scheme at Homestead View. “As a company based in Warwickshire, we are really pleased to be facilitating much-needed housing for our region alongside community facilities including a two-form primary school, public amenities, and road enhancements. We look forward to sharing further news as this scheme progresses.”

Plans include developing a 13-hectare site on the south western edge of Cawston and includes a range of two-to-five-bedroom homes, of which 30 per cent will be affordable.

Included within the scheme are 5.3 hectares of open space and play provisions.

For more information on the marketing, please contact:

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## Housing Bosses Sleep Rough to Raise Awareness about Homelessness

Directors at a Warwick-based property developer took to the streets of Leamington to raise thousands of pounds for a local charity and increase awareness about people sleeping rough this winter.

Adrian Clack, Managing Director of L&Q Estates, along with Senior Strategic Land Manager Natasha Brand, Technical Director Katherine Snell, Associate Land Director Kathryn Hemingway and Associate Planning Directors Sarah Griffiths and Stuart Field initially set a tally of £2,000 to reach for the Big Sleepout 2023.

But after reaching that amount with weeks to spare, the colleagues at one of the leading strategic land developers in the UK have already exceeded their new £6,000 target.

As well as sleeping in the grounds of All Saints Church in Leamington, the entire team at L&Q Estates has been busy

raising money for charity by holding an office collection in lieu of the usual Secret Santa activities.

Adrian said it was the first time he had taken part in the Big Sleepout and it had provided a valuable insight into homelessness.

“Homelessness is a real problem throughout the UK and this was an opportunity to spend a night on the streets to get an insight into what homelessness really entails,” he said.

The aim of the Big Sleepout is to raise vital funds for homeless and vulnerable adults locally, to help people who have left their homes because of mental health issues, domestic abuse, relationship breakdowns and isolation as well as helping them start to acquire skills such as NVQs to try and get back into work and make positive contributions to the area.

L&Q Estates’ vision is that everyone deserves a quality home that provides them with the opportunity to live a better life.