



Good News Bulletin- Edition 10—February 2022

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 and affiliates.

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



Successful Appeal Leads to North Devon Land Sale

Waddeton Park Ltd has completed the sale of land for 59 new homes, just north west of Barnstaple at Braunton, North Devon to Strongvox.



Permission was originally refused by North Devon District Council and subsequently granted at Appeal in September of 2021. The appeal case hinged on both North Devon District Council's lack of housing land supply and the local character of the area. The appeal was allowed despite being outside the settlement boundary.

Strongvox will now progress with a Reserved Matters application for high quality housing early in 2022.

Simon Steele-Perkins, Director of Waddeton Park Ltd said, "I am delighted to have reached this point. This is a good example of how quickly we can bring land to the market and complete a sale, taking just 11 weeks from receipt of the Appeal Decision to legal completion of this sale.---- This will assist in the urgent delivery of new homes and affordable homes in an area where there is a recognised shortfall in both.

Special thanks to Harry Cooper of Strongvox, Nichole Stacey of PLC Planning, Philip Tavener of Kitchener Land and Planning and Elizabeth Newson of Michelmores for such hard work and determination to bring this all together."

To find out more visit: www.waddetonpark.co.uk



New Homes to be Created in Bedfordshire

Plans are on track to create more homes as part of wider proposals to create a new town centre and primary school in Bedfordshire.

L&Q Estates, one of the UK's leading strategic land developers, has sold just over 14 acres of land to Abbey Developments at Wixams.

The residential developer proposes to build 240 high-quality homes in Village 3 of the new community which has four distinct neighbourhoods.

Work on creating the mix of two, three, four and five-bedroom homes is expected to begin in late spring next year.

James Mooney, Group Sales Director at Warwick based L&Q Estates, said this was their second deal with Abbey Developments at Wixams.

He said: "Abbey Developments purchased 217 plots from us in Village 4 in May 2017 and families have been living in these properties for the last three years as part of this growing community.

"We have now completed the sale of a further 240 plots to Abbey Developments in Village 3 of the Wixams development, which is close to where we will be building a town centre in a few years' time.

"Plans for the town centre are at the proposal stage, as we discuss with stakeholders the facilities which are forecasted to be needed in the future.

"There is also a site ear-marked near the town centre for a new primary school in future years, which will be built by the local authority as part of the largest single development in Bedfordshire."

Laurence Stimpson, Land Director of Hertfordshire-based house builder, Abbey Developments, said: "We are very pleased that we have now completed the purchase of an additional phase of land and that we have the opportunity to make a further significant contribution to the wider development."

Since funding the opening of Lakeview School in 2012, L&Q Estates has contributed a further £8.8 million towards the creation of Wixams Tree Primary School and Wixams Academy, which were both officially opened in October 2017.

L&Q Estates has also invested over £40 million in infrastructure to date which has included the realignment and adding further lanes to the A6, the remediation of the former bomb-making factory at Elstow Storage Depot and creating a number of lakes which provide a focus for the development, as well as further environmental improvements.

The master developer has also provided 2.4m sq ft of warehousing in the Northern Expansion Area which has led to over 1,200 jobs for local people in an area adjacent to the main Wixams site.

To find out more visit: www.lqestates.co.uk

New Sites added to the Catesby Estates Land Promotion Portfolio

Catesby Estates has added two new land sites to their land promotion portfolio.

A 48 acre greenfield site at Howells Bank Farm, Broyleside, Ringmer, East Sussex, which lies within the administrative area of Lewes District Council and is being promoted through the Local Plan process for new homes and community facilities.



Plus;

A 44.6 acre site which is part of land which has been identified as a draft allocation within the emerging West Berkshire Council Local Plan, to the North East of Thatcham, West Berkshire.

This sustainable location for new housing, provides a unique opportunity to deliver a sensitively designed, energy efficient residential scheme with a range of community benefits including schools, retail facilities, substantial public open space including country parks as well as significant wider infrastructure improvements for the area.

In other news at Catesby, Toby Railton has also joined the business as Head of Finance.

Toby was previously part of the finance team at Barratt Homes, where he was a Finance Manager supporting the listed housebuilder's West Midlands region. Prior to this, Toby was a Chartered Accountant and Auditor at KPMG, working with clients in the land promotion, affordable housing, and housebuilding sectors.

As Head of Finance at Catesby, Toby will oversee all of the firm's finance functions, including procurement, site appraisal, project cash flows, and both financial and management accounting. He will also work closely with the finance team at Catesby's parent company Urban&Civic.

Toby will be based in Catesby's Head Office in the Midlands, and will report to Myron Osborne, Catesby's Chief Executive.



To find out more visit: www.catesbyestates.co.uk

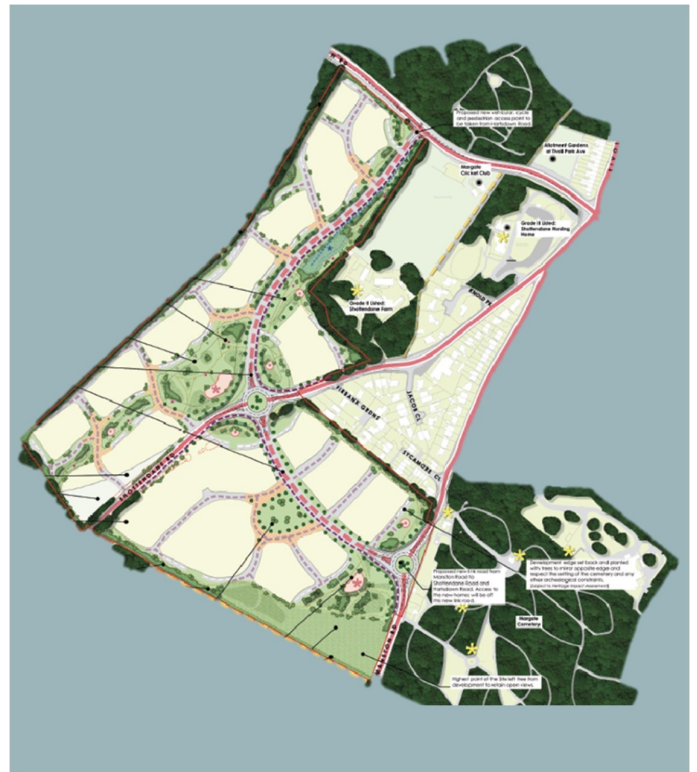
Appeal Allowed for 450 dwellings!

Gladman are delighted to announce that our appeal for up to 450 dwellings in Margate, Thanet has been allowed at appeal.

The site presented a number of challenges including surface water flow paths, an archaeological exclusion zone, breeding bird mitigation areas and considerable level changes. We also faced complex viability issues with regards to the affordable housing provision on site.

Our application also accommodates a route for major highways improvements benefiting a known problem junction in Margate and a considerable contribution towards Kent County Council highways via S106, which includes land for 2 roundabouts.

Many thanks to everyone involved and congratulations to our landowners.



To find out more visit: www.gladman.co.uk



Biodiversity Net Gain & Water & Nitrate Neutrality Event

In partnership with our affiliate [Bidwells](http://www.bidwells.co.uk), we would like to thank everyone who attended our event 'Managing the Environmental Impacts of Development'

Covering the very pertinent topics of BNG, nitrates and water neutrality, experts provided useful insights and information on the impact these will have on the industry.

A special mention and thank you to our speakers for giving up their time to travel to London for this event: Nick White, Joanna Zawadzka, Roland Bull, Constanze Bell, James Stevens, Matt Stimson, Sandra Norval and Dean Knight




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