



Good News Bulletin- Edition 9—January 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.



Mixed use consent at Midsomer Norton

Waddeton Park Ltd have completed the sale of land for 40 new homes, just south of Midsomer Norton, in Bath and North East Somerset (BANES) to Backhouse.

This was an important milestone in what has been a complex land assembly and planning case, but has succeeded thanks to a huge collaborative effort between the Secretary of State for Education, represented by Located, and local members and officers at BANES, which led to the granting of outline planning permission on the 13th February 2019 for a new 3 form entry primary school, 55 new homes including 30% affordable homes and a 64 bed care home.

6 acres of site was sold to the Secretary of State for the new primary school in the summer of 2019, which is now open, and now following the completion of significant infrastructure works and the grant of a reserved matters approval, part of the residential land is able to come forward. Backhouse will undoubtedly build exceptionally high quality homes.



Simon Steele-Perkins, Director of Waddeton park Ltd said, “I am delighted to have reached this point, and we can now look forward to 2022 during which we hope to complete the sale of the Care Home and additional new homes”

Special thanks to Steve Russell of Backhouse, Will Atlee of Located, Chris Hedges from DoE, Patrick Travis Jacobs, Nicola Lovell of JLL 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



Richborough Estates Enters Planning Promotion Agreement for Land in Coventry

We have entered into a planning promotion agreement for two parcels of land in Coventry which have the potential to deliver 550 new homes, including 25 per cent affordable housing.

Totalling 58.5 acres, the sites are situated west of Bennetts Road in Keresley, a suburban village located around 4.5 miles north of Coventry city centre. They form part of the Keresley Village Sustainable Urban Extension which is a residential led allocation within the adopted Coventry City Local Plan.

We look forward to engaging with key stakeholders before submitting the two planning applications to Coventry City Council in the next few weeks.

Thanks to our landowner Queens College, Oxford, their agents George Newcombe and Simon Mills at Bidwells and our legal team Gateley Plc for their efforts in completing this agreement. And further thanks must go to Gary Stephens at Marrons Planning, James Parker at Hub Transport Planning and our in-house technical specialists Dean Knight and Richard Holdcroft

For more details please contact regional director Marc Wilson: marc@richboroughestates.co.uk

Richborough Estates Secures Planning Permission in Leicestershire

Following the submission of an outline planning application in May last year for up to 70 new market and affordable homes in Stoke Golding, Leicestershire, we are delighted that permission has been granted.

After receiving a resolution to grant consent from Hinckley and Bosworth Borough Council's Planning Committee in October, a third-party call-in request was made to the Secretary of State who determined not to intervene in the decision-making process.

During the Secretary of State deliberation, the S106 agreement was prepared and completed within 3 months of the Committee, after excellent collaboration with the Borough Council and Leicestershire County Council.

The 6.8-acre site is south of Hinckley Road in the village and will provide a mix of bungalows, starter and family homes, along with over two acres of public open space. Access will be via a new junction on Hinckley Road. The planned development is within easy walking and cycling distance of Stoke Golding Recreation Park, schools, doctors' surgeries and other existing services and facilities.



This is a great result for Richborough and the team, with the process of submitting a planning application to securing consent taking just over six months. We are looking to conclude the sale of the site imminently and we look forward to seeing the site delivering much needed new homes to the village in the near future."

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

Catesby Estates Completes Land Sale In Bromsgrove

Catesby Estates has successfully completed the sale of a residential development site in Bromsgrove, Worcestershire to Bellway Homes (South Midlands).



The 42 acre site has outline planning consent for 490 new homes, 40% affordable housing, and a significant package of infrastructure contributions and highway works totalling over £6.7 million.

Bellway will bring forward 370 new homes, with the balance delivered by Miller Homes.

Catesby acquired the site on a freehold basis in 2012 to bring forward new homes on the site which was first allocated as safeguarded land in the Bromsgrove District Local Plan 2004, and subsequently allocated within the Bromsgrove District Plan in 2017.

An outline planning application first went before Planning Committee in 2014 and was refused, a decision that was then backed by an Inspector. In response to that decision, Catesby subsequently acquired the former Greyhound Inn public house which had ceased trading, enabling the creation of a new roundabout that would be key to delivering the site.

Despite the site being allocated in the Bromsgrove District Plan and recommended for approval, a further outline application submitted jointly with Miller Homes in 2017 was deferred by members of the Planning Committee. The application was deferred again at Committee in 2019, and Catesby & Miller Homes subsequently appealed to the Planning Inspectorate in December 2019.

A virtual inquiry sat for four days in November 2020, with the decision issued in February 2021. *The appeal was successful, along with a full award of costs against Bromsgrove District Council.*

In his judgement the Planning Inspectorate stated *“Not only does the appeal proposal comply with the Development Plan as a whole, it would bring forward one of the key town expansion sites allocated under Policy BDP5A. Site A has a crucial role in contributing to the supply of housing land, and its development would boost the provision of market and affordable housing in Bromsgrove. These are considerable benefits which clearly outweigh the limited harm which I have identified.”*

Myron Osborne, Chief Executive of Catesby Estates said, “National housebuilder Bellway have a reputation for delivering high quality new homes, and we are very pleased to have completed this land sale.”

“This site shows how difficult and lengthy the process of new home delivery can be, despite being allocated in the District Plan and located in a sustainable area where there is a recognised shortage of housing, particularly affordable homes.”

This is a prime example of Catesby’s in-house skill, tenacity and commitment to delivering a positive outcome.

Catesby worked closely with Dan Forrester of Bellway Homes to get this sale over the line. Many thanks to Simon Brown of Gowling WLG, and Tim Ledger & Sarbjeet Gill of Gateley

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

Our application for 228 units at Sileby received a resolution to grant planning permission from Charnwood Borough Council's Plans Committee, via a vote of 10 in favour, 1 against with 1 abstention. The site, which is a draft allocation in the Council's emerging Local Plan, includes 30% affordable housing alongside new areas of on-site open space/green infrastructure (including a play area and pocket greens), and will provide financial contributions towards local infrastructure including education, local health provision and the enhancement of local sporting facilities.

Wealden District Council Planning Committee South resolved to grant planning permission for our 65-unit scheme at Ninfield, Wealden by a vote of 8 in favour and 4 against with 1 abstention. The planning committee meeting came only 7 weeks after our application was validated. This is an especially pleasing permission as our landowner, The Worrall & Fuller Charity, support the education and training of children and young people in need.



Gladman, alongside Simon Douglas at Savills, are delighted to announce that we have completed the sale of the first phase of land off Chapel Hill in Boroughbridge, Harrogate to Barratt Developments plc. Gladman secured outline consent for 450 dwellings, with the first phase comprising 256 dwellings.

Application Submitted for 1550 Homes

Gladman, in partnership with, TATA and Inovyn are delighted to confirm that in December we submitted a planning application on our brownfield site in Winnington, Cheshire West and Chester.

Our application includes plans for up to 1,550 homes, including affordable housing, 11,000 sq m of retirement and later life living space, including a residential care home, a two form entry primary school, a local hub, employment space, parks and a network of leisure foot and cycleways.

The site is identified in the adopted Cheshire West and Chester Local Plan as a regeneration area and our scheme presents a unique opportunity to breathe new life into this brownfield site.

Our vision is to create a development of a high quality and sustainable mixed-use neighbourhood with a series of distinct character areas that combine modern homes alongside quality facilities, recreational spaces, and employment to create a great place to live, work and play, within an attractive and biodiverse setting.



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