



Good News Bulletin- Edition 11—March 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.

Shaftesbury Mixed-Use Scheme Approved on Appeal



Chapman Lily Planning is delighted to have secured planning permission on appeal for the development of *'industrial starter units; a primary school; up to 135 dwellings and flexible commercial uses to include a combination of hotel and non-food retail or a residential care home together with car parking, sport pitches, public open space and associated works'* in Shaftesbury.

The appeal was submitted on behalf of Persimmon Homes (South Coast) Limited against Dorset Council's failure to determine the outline application. The appeal was progressed by means of a Hearing. Brett Spiller, Director at Chapman Lily Planning, presented evidence on behalf of Persimmon Homes under the skilled advocacy of Paul Cairns QC. Brett commented *'The hearing procedure enabled the Inspector to ask questions of those presenting evidence. Other participants included Dorset Councils team, representatives from Shaftesbury Town Council and other local Councillors. The Hearing rightly took the form of an inquisitorial rather than adversarial process. There were as many issues of common ground as there were issues in dispute and discussion was well informed. I'd like to praise all those who participated in the Hearing and of course the Inspector who had the unenviable task of drawing it all together and reaching a decision. For what it is worth, I believe his decision to be well reasoned and that it will benefit the local community.'*



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

Catesby Estates plc

part of Urban&Civic

Catesby Estates Selected To Promote Land At Great Chesterford

Catesby Estates has entered into an agreement to promote land between Walden Road and Newmarket Road, Great Chesterford, known as Icknield Fields.

The 79.1 acre greenfield site lies within the administrative area of Uttlesford District Council, which is at the early stages of preparing a new Local Plan. Great Chesterford provides a sustainable location for new housing, and this site provides a unique opportunity to deliver a sensitively designed residential scheme which will help to showcase some of the village's history for the wider community.

Icknield Fields is within walking distance of the community centre, village shop, school and train station with services to London and Cambridge, along with access to nearby employment opportunities at the Wellcome Genome Campus.

David Harper, Area Land Director for Catesby Estates said; *"We are pleased to have added this well located and sustainable site to our land promotion portfolio. We will now be working closely with the Council and other local stakeholders to bring this site forward which can provide much needed new homes, along with wider social and economic benefits for the existing community."*

Simon Thomas at Roebuck Land and Planning acted on behalf of the landowners.

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



PTARMIGAN

Ptarmigan acquires major freehold in the proposed Chelmsford Garden Community

Ptarmigan Strategic Land is pleased to announce that it has completed the freehold purchase of the land at Channels, Chelmsford

The site forms an integral part of the Chelmsford Garden Community and represents around 1,200 of the current 5,500 homes that are allocated in the Chelmsford City Council Local Plan. The current allocation builds upon the success of the new communities already built or under construction as part of the first stages of the Garden Community at Channels and Beaulieu.

Securing the freehold interest in this part of the Chelmsford Garden Community allocation is part of Ptarmigan's strategy to build upon our successful land promotion reputation and expertise and create an extensive portfolio of Strategic Land.

It represents a significant and exciting next step in our involvement in North Chelmsford which began in 2009 when we promoted the first stage of land at Channels and secured planning consent for 750 homes which was

subsequently sold to a number of housebuilder partners with all phases now either complete or under construction.

Acting as the Master Developer, Ptarmigan will now progress with securing a planning consent (which is already well advanced with the help of Chelmsford City Council and our Consortium partners), and install infrastructure to create house builder lots for sale.

Ptarmigan is actively seeking similar opportunities and welcomes approaches from landowners (and indeed from investors and other potential partners) looking to capitalise on Ptarmigan's strategic land expertise.

We are very grateful to the team involved in the transaction at Osborne Clarke, William Gay, Dave Kerr, Emma Wigmore, Ben Truman and the Ptarmigan Team Hugo Kirby Olly Buck Craig Neilson, we now look forward to the next stages of delivery.

To find out more visit: www.ptarmiganland.com



Congratulations to our landowners!



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

Rosconn Strategic Land are delighted to announce the sale of 5.4 acres of land in the village of Wolston for 48 houses



ROSCONN
STRATEGIC LAND

Rosconn Strategic Land are delighted to announce the sale of 5.4 acres of land in the village of Wolston for 48 houses. This is another shining example of the intelligent and tenacious approach that Rosconn engage to deliver maximised planning permissions and land sales for our customers.

This site was particularly complicated as it involved the relocation of circa 76 allotments to an adjacent site that will provide a vast improvement for The Allotment Association. All of these negotiations were handled Impeccably by our Group Operations Director, Nick Carr. If you would like to read more about the interesting planning journey, please review the case study on our website .

Our thanks go out first and foremost to our client and their advisers for choosing Rosconn Strategic Land as their promoter. As always, Rosconn are greatly appreciative to our internal and external team for their efforts throughout the project.

We are delighted to have transacted for the first time with Spitfire Homes, who we know will deliver the much needed housing with their usual attention to detail.

It's always satisfying when one of our clients is so appreciative to Rosconn's team for delivering a maximised land receipt. If you have any clients that are requiring their land to be promoted, please do get in touch and we'll be happy to consider their land opportunity.



To find our more visit: www.rosconnstrategicland.com

Trio of New Appointments at Richborough Estates

We're delighted to have welcomed three new members of staff to support our growth.

Alex Anderson, who previously worked at Land Value Alliances, has been appointed regional director of our new South West region. Based in Bristol, Alex is responsible for driving activity by identifying residential and mixed-use sites in sustainable locations, securing planning consent and marketing them to development partners. alex@richboroughestates.co.uk



Rhys Tupper has been appointed land and planning manager for our South East region. Rhys was previously an assistant planner at Gladman Developments and is studying for a MSc Urban Planning RTP1 Degree Apprenticeship. He supports our South East director Nick Banks at our London office. rhys@richboroughestates.co.uk

Matty Bower has joined as team administrator at our Birmingham headquarters. She is our first point of contact and supports our regional and multi-disciplinary teams. Matty previously worked at Stantec. matty@richboroughestates.co.uk



New Land Sale and Promotion Agreements

We are very pleased to have sold our seven-acre site in Stoke Golding, Leicestershire to Miller Homes.

The site has outline planning permission for 70 new market and affordable homes and over two acres of public open space.

The project has had an exceedingly quick turnaround, with the promotion agreement signed less than 12 months ago in May 2021. Congratulations to our landowner, consultants and legal advisors and the team at Richborough Estates on such a fantastic result.

We have also submitted several planning applications in the last month for sites in Newbold Verdon, Keresley, Nuneaton, Hinckley, Market Weighton and Heyford Park jointly with Lone Star Land. A draft allocation in Matlock has also been secured.

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

Work to start on creating a new sustainable urban extension at Banbury



One of the UK's leading strategic land developers is set to start work on creating a new sustainable urban extension at Banbury.

L&Q Estates received outline planning permission from Cherwell District Council in December 2019 for 1,000 homes and a three form-entry primary school at Wykham Park Farm off Bloxham Road to the south of Banbury.

The development also involves creating a Local Centre, a children's play area, community facilities including sports pitches and a pavilion, and open spaces.

L&Q Estates, which is based in Warwick, has agreed a deal with Persimmon Homes to build up to 1,000 properties ranging from one-bedroom apartments to five-bedroom homes which will include 30 per cent affordable housing.

The new roundabout off Bloxham Road will be constructed by L&Q Estates and is expected to be completed this autumn.

The site will also provide key infrastructure including a link road through to the David Wilson Homes site to the east of the development, connecting Bloxham Road with Bodicote.

Ian Hardwick, Managing Director of L&Q Estates, said they had been involved in promoting and developing the site for over 10 years.

"It is fantastic that we have reached the stage where infrastructure work is now underway at Wykham Park Farm," he said.

"As master planners, we have vast experience in the UK of providing much-needed housing and these 1,000 homes will help to attract families to the area and we hope the playing fields, sports pitches and community hall will be used by all future residents' young and old.

"We believe Persimmon are the perfect partners on this scheme to deliver a high quality development that will create a place that we can all be proud of."

Russell Griffin, Managing Director of Persimmon Homes South Midlands added:

"We are very pleased to have worked with L&Q Estates on this exciting opportunity in Banbury. This will allow us to maintain our sales presence in the town and continue delivering much needed quality homes in this area.

Persimmon Homes are focused on delivering high quality homes and creating sustainable communities for future generations. This is an exciting opportunity for the company with huge potential.

The scheme will provide a sustainable community with facilities for the wider area including a local centre, sports pitches and further land for the local school. We look forward to delivering the first homes in 2023.

In total the scheme will deliver circa 1,000 homes of which 300 will be affordable homes."

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