



Good News Bulletin- Edition 8 - November 2021

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.



Hearing Allowed in Coleford, Mendip

Gladman are delighted to confirm that our scheme for 63 dwellings (30% affordable) in Coleford, Mendip has been allowed following a hearing in August.

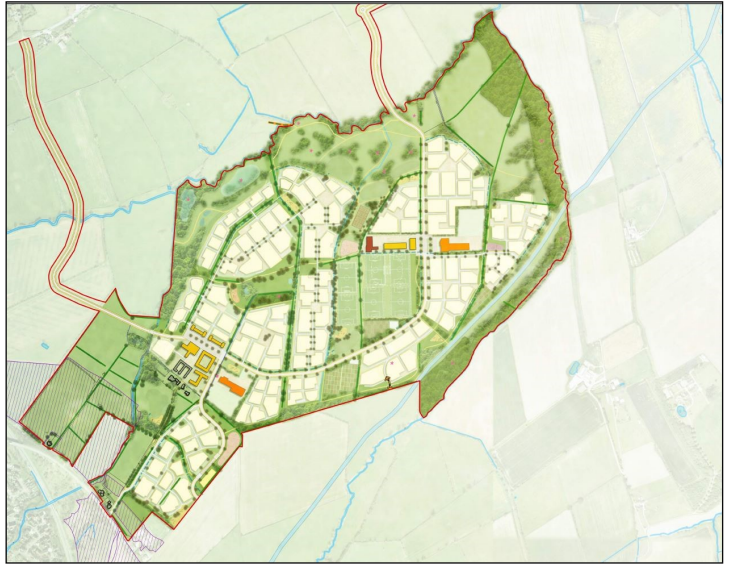
The Inspector found that the benefits of the scheme were significant enough to overcome the limited impact on landscape, on a titled balance.

A huge thank you to the whole team for all of their efforts, Christian Hawley (No5 Barristers' Chambers), Ben Wright (Aspect Landscape Planning Ltd), Christien Lee MRTPI, Joshua Cornes and Becky Mellor (Gladman).



Congratulations to our landowners.

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



Ainscough Strategic Land Completes Largest Ever Deal

Land for 2,500 homes sold to Countryside and Sovereign Housing Association

Rachael Ainscough, managing director at ASL said: “This is a very substantial deal by anyone’s standards and is a project we’ve been working on for nearly a decade. My team and our consultants have had their shoulders to the wheel throughout on behalf of our landowner partners and I’m absolutely delighted with the outcome.”

The land, at Lotmead Farm on the edge of Swindon, will deliver up to 2,500 homes across distinctive character areas, creating individually-designed neighbourhoods. Twenty per cent of the homes have been allocated for affordable housing, providing up to 250 houses for shared ownership and up to 250 homes for social rent.

“Design and place-making were important legacy considerations for our landowner partners and we are pleased that we have found a developer who has put both at the heart of their proposals,” added Ainscough.

The development will include large areas of open space together with the creation of two primary schools, local centres, nurseries, and retail and commercial space. The neighbourhoods will also feature 17ha of woodland, ten individual play areas, a 10ha sports hub and pavilion, allotments and an additional 62ha of biodiversity and green space.

The latest successful sale for ASL marks a busy year for the firm, which has 18 projects currently working their way through planning, including in Winwick, Farndon, Rossall and Chester. Collectively, the north west projects have the potential to deliver over 1000 homes in the region.

“Housing remains a major driver for the economy, particularly here in the north west, and it’s good to have so many substantial projects in our home patch,” said Rachael Ainscough. “We are growing strongly in the south west and midlands as well as the north west and remain on the look-out for further opportunities.”

Avison Young and Squire Paton Boggs advised ASL on the sale of the land, with Turley advising on planning. Financial details of the scheme were not revealed.

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

Rosconn's Tenacity and Experience Pays Off

A development of 62 dwellings on this 8.3 acre site located to the south west of the market town of Oakham, in Rutland.

The site was identified as a proposed allocation for approximately 61 dwellings in the emerging Rutland Local Plan. A promotion agreement with the landowner was completed in May 2019 and an Outline Planning Application was submitted to Rutland County Council (RCC) in December 2020, shortly after the final consultation on the emerging local plan.

Submission of the Outline Planning Application followed extensive technical work to de-risk the site thereby demonstrating the scheme's impacts were acceptable and adding value through reducing uncertainty for the eventual purchaser. The robustness of the scheme meant that it was subject to only quite minor amendments following feedback from technical consultees and was recommended for approval by planning officers.

Upon learning of officers' intention to recommend the scheme for approval Rosconn engaged with the landowners and their agent Savills in relation to the marketing strategy. It was agreed that the site would be put to a list of housebuilders whilst the rest of the planning process took its course.

The planning application was reported to planning committee on 29th June 2021. Subject to Section 106 agreement, the planning committee resolved to approve the scheme by 6 votes to 4.

After obtaining resolution to grant, Rosconn and its lawyers immediately commenced work on the Section 106 agreement which was almost complete when RCC announced that it was withdrawing its local plan from examination. Since the site was proposed for an allocation in the local plan, Rosconn was advised by RCC that this was a material change of circumstances that meant the application needed to be referred back to planning committee, thereby endangering all the progress made to date and risking a refusal.

Whereas many of our competitors may have simply accepted this outcome, Rosconn used its extensive in-house planning expertise to instruct a leading QC in the matter who concluded that despite withdrawal of the local plan, there was no legal basis to report the application back to committee. The planning committee had originally granted approval principally on the basis that without our site, the Council's five-year housing land supply would be in danger. This situation had not changed with withdrawal of the local plan from examination. On the contrary without the emerging local plan the five-year housing land supply situation would deteriorate quite considerably. As such, the main reason for approving the scheme had not changed.

The Council having considered the position carefully agreed with Rosconn's analysis, completed the Section 106 agreement and issued the planning permission shortly thereafter in October 2021. Thanks to Rosconn's early marketing of the site it was sold to Bellway Homes within five working days of receiving the decision notice after an extremely competitive bidding process.

The planning system is unpredictable at the best of times. Braunston Road, Oakham is an example of how Rosconn used its tenacity, in-house planning expertise and extensive network (including one of the country's top planning barristers) to navigate the complexities of the system and to achieve a timely and deliverable planning permission for the landowners followed by an extremely competitive and rapid sale.



To find out more visit: www.rosconnstrategicland.com



Parcel of Land Sold at Milton Keynes Development

Work continues apace as part of L&Q Estates' and their development partner Milton Keynes Council's plans to create a sustainable community at Whitehouse in Milton Keynes.

L&Q Estates has sold over 10 acres of land to the Milton Keynes office of Bellway Homes (Northern Home Counties). The site in Whitehouse is situated in the Western Expansion Area and will lead to the creation of 175 properties.

The mix of two, three, four and five-bedroom homes and apartments are included as part of a scheme which will, in total, provide 4,400 new high-quality homes.

The site purchased by Bellway Homes was sold on a fully-serviced basis which has involved L&Q Estates delivering new roads, services and utilities, as part of our role as a master developer.

Josh Hughes, Development Manager at L&Q Estates, said: "This is another important land sale delivering more housing within the Western Expansion area at Milton Keynes, and building on the investment in infrastructure, schools and open space made by the Council and L&Q Estates over the last 10 years.

"The significant investment from L&Q Estates along with the various schools, parks, play areas and health facilities which are already provided at Whitehouse are helping to make the land parcels particularly sought after.

Paul Smits, Managing Director of Bellway Northern Home Counties, said: "This key acquisition of land in Milton Keynes further demonstrates the commitment we have to meeting the housing needs of the area, following on from our two residential developments in Wavendon, plus the recent progress made at both Tattenhoe Park and in Greenleys.

"This 10-acre site will provide a further 175 new homes to Milton Keynes, and Bellway is naturally pleased to have worked alongside L&Q Estates on the project to secure the scheme.

High Court Ruling Gives Go Ahead For Gloucestershire Development

The green light has been given to allow the creation of 50 new family homes in a Gloucestershire village following a High Court ruling.

Tewkesbury Borough Council challenged a decision by a Government planning inspector to grant outline planning permission for 50 properties on land off Ashmead Drive in Gotherington, near Bishops Cleeve following a public inquiry into the scheme in 2020.

The Council maintained that as it had over-delivered against its housing requirement in previous years, this should count towards its future supply, therefore reducing current housing requirements.

But the High Court ruled in favour of L&Q Estates and this final judgement means work will now start in 2022 once the detailed reserved matters centred on landscaping and external appearances have been approved.

Richard Edwards, Group Planning Director at L&Q Estates, said he was pleased this two-year long case had been resolved in their favour.

"The High Court decided that it is a question of planning judgement for each individual inspector to decide how to approach the over-supply issue which means this legal case in Gotherington is finally over and the development can proceed," he said.

"This was a niche planning argument but there is now a High Court decision for other developers and Local Authorities to refer to in similar situations since there is currently no Government policy.

"The 50 homes will include 40 per cent affordable housing which means more families from the locality will be able to buy a property in this lovely village since it will double the provision of affordable housing within Gotherington"



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

Lands Improvement Signs Strategic Land Promotion Agreement with Charitable Trust to Progress 1,000 Home Redbourn Development



Lands Improvement

Lands Improvement Holdings ('Lands Improvement'), one of the UK's leading strategic land development companies, has entered a land promotion agreement with the Lawes Agricultural Trust (LAT)* to promote and deliver a new community of up to 1,000 new homes in Redbourn in Hertfordshire.

The 104-acre open arable site is situated on the northeast edge of the village of Redbourn, between Dunstable Road, Harpenden Lane and the Redbourn Bypass, and within the District of St Albans.

Lands Improvement has been selected as the promoter partner following a competitive bid process run by Savills, which brought the site to the market on behalf of LAT. The acquisition of this promotion agreement demonstrates Lands Improvements' growth and expansion strategy utilising both freehold and promotion opportunities on high quality strategic land sites.

Lands Improvement will now work with LAT, the local council, stakeholders, residents and businesses to release the site from the Green Belt and promote the land for development as part of St Albans City & District Council's Local Plan for growth to 2036.

The proposals will look to provide a landscape-led scheme with a new countryside park along the River Ver at its heart. In addition to new homes, the scheme will focus on providing infrastructure improvements for wider social and community needs to support a sustainable future for Redbourn.

Peter Oxley, executive director of Lawes Agricultural Trust, said:

"After an extensive process to seek a partner which matches our aims, objectives and aspirations for the land, the Lawes Agricultural Trust is delighted to be partnering with Lands Improvement Holdings on this exciting project. The Trustees were impressed by LIH's track record and commitment to working collaboratively to deliver a high quality, sustainable development.

We look forward to working together on this project, which is vital for the Trust's ongoing long-term support for important scientific research activities at Rothamsted, home to the world's oldest agricultural research institution, which in turn plays an important role in meeting the global challenges of feeding a growing population in a more sustainable manner."

James Stone, Managing Director at Lands Improvement, said:

"This is a fantastic opportunity to work with LAT which, as a long-established local charity, is clearly invested and committed to Redbourn's future, to create a sustainable community that is made up of much more than just new homes.

In line with our business strategy to acquire high quality strategic land under development agreement or unconditional freehold purchase, this site is an excellent addition to the Lands Improvement portfolio which focusses on high quality development in sustainable locations.

Our team is looking forward to meeting residents and businesses to build on the significant local engagement that has already taken place and ensure everyone in Redbourn has the opportunity to contribute ideas for this part of the village."

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



**Richborough
Estates**

Richborough Estates Submits New Residential Planning for Staffordshire

Our outline planning application is for up to 200 high quality homes in the picturesque village of Baldwins Gate, Newcastle under Lyme.

The proposed 32-acre development is located off the A53 Newcastle Road and is just 500m from the centre of the village and its range of amenities, including shops, school, village hall and GP surgery.

It will provide much needed new homes, both affordable and for the open market in this desirable village. In addition, over 40 per cent of the site will be retained and developed as public open space and will feature a community parkland, a natural play trail and allotments for all residents of Baldwins Gate.

For more details, please contact Nick Jones at nickj@richboroughestates.co.uk

Richborough Estates' Kent Planning Application Approved

Our outline planning application for a residential development in Sholden has been approved by Dover District's Planning Committee, subject to Section 106.

The site is identified as a draft residential allocation in Dover District's emerging Local Plan and will deliver 110 much needed new homes, of which 30% will be affordable.

The 12-acre development is located in the desirable coastal settlement of Sholden on the north west side of the Deal urban area. The scheme employs strong placemaking principles with distinctive character areas incorporating avenue tree planting and landmark buildings. Community benefits include a new equipped play area, woodland copse planting and a network of new informal recreational routes.

For more information please contact Nick Banks: nick@richboroughestates.co.uk

New job opportunity: We're looking for an Assistant Land & Planning Manager for our growing South East region. More details are on the News section of our website.



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