



Good News Bulletin- Edition 6 - September 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.



Waterman appoints new MD for infrastructure and environment consulting business

We are delighted to announce the appointment of Andrew Ferguson as Managing Director for our infrastructure and environment consulting business.



Waterman's infrastructure and environment business has witnessed sustained growth for the last three years, despite the impact of the COVID-19 pandemic. Reflecting his outstanding leadership during this challenging period, Andrew's new role will see him head-up the continued expansion of the consulting business across the UK. Since joining in 2002, he has been pivotal in the growth of Waterman's regional offices and in 2009 he became a board director for the company's infrastructure and environmental consulting business. Andrew has led major commercial, residential land, urban regeneration and strategic infrastructure projects. During his career, he has delivered master planning advice, together with infrastructure and environmental engineering design for both private and public sector clients, in support of some of the most significant developments across the UK. With over 25 years' industry experience, Andrew is passionate about unlocking the potential of development sites, with a focus on creating places for the future that provide neighbourhood communities which are connected, sustainable and offer a high quality of life. Andrew's extensive portfolio includes The Trans Pennine Route Upgrade, Halsnead Garden Village, Barnsley Market Gate Bridge and Carrington's Voltage Park.

Commenting on his appointment, Andrew said: *"It is a huge honour to step into this new role. Over the last few years, we have delivered substantial change and growth and I look forward to building upon these strong foundations as we continue to expand. We will remain focussed on our key priorities; the well-being of our people, bringing through the next generation of engineers, connecting communities with sustainable, decarbonised infrastructure, and creating developments which offer a high quality of life."*

For more information on Waterman visit www.watermangroup.co.uk

Planning Permission East Goscote, Charnwood

We are delighted to report that our planning application for 270 units at East Goscote has received a resolution to grant planning permission from Charnwood Borough Council's Plans Committee.

The site, which is an emerging allocation, includes 30% affordable housing and significant areas of on-site open space/green infrastructure (including a play area and trim trail), and will provide financial contributions towards local infrastructure including education, local health provision, local sporting facilities and enhancement of allotment facilities in East Goscote.

A huge thank you to everyone involved to date, including retained agents EA Lane & Sons and Wells McFarlane Ltd and congratulations to our landowners.



Site Sold Newent, Forest of Dean

Gladman, alongside Scott Winnard at Bruton Knowles, are pleased to announce that we have exchanged unconditional contracts with Cotswold Oak Limited for the sale of land in Newent, Gloucestershire for up to 50 dwellings.

Many thanks to Russell Thompson (Cotswold Oak), Chris Turney (Turney UK), Jody Phillips, Tania Brecker, David Hough, Simon Frith and Daniel Pryor (Gladman) as well as the wider team who assisted in successfully obtaining planning permission and congratulations to our landowners!

Office Space Let Manor Court, Scarborough

We are delighted to confirm that Mainprize Offshore have decided to expand their operations within the Gladman portfolio and are due to move into office space at our Business Park in Scarborough.

Mainprize Offshore Ltd have been occupiers on the Gladman Development's Scarborough Business Park for over 7 years, this has enabled Mainprize Offshore Ltd to grow organically from original staff levels of 15 to staff levels of over 70 staff. The move will provide Mainprize Offshore "COVID compliant office space" to further expand over the coming years with plans to increase staff levels to 110 people to manage and staff the delivery of further offshore support vessels.

Following further expansion, Mainprize Offshore are due to move to first floor Unit 18 and expand their operations into a new 2,500 sq ft office space at the Manor Court development.



Site Sold Mattishall, Breckland

Gladman are delighted to announce the sale of our site in Mattishall, Breckland to Hopkins Homes Limited. The site benefits from planning permission for 50 units.

Special thanks to Hayden Foster, (Clarke and Simpson), Patrick Adie, (Freeths LLP) Iain Jamie, Joshua Hopkins, (Hopkins Homes Limited), Julie Hoy (Birketts LLP) and Jody Phillips, Tom Johnson, David Hough and Karl Edwards (Gladman). Congratulations and thanks also to our landowners!

For more information on Gladman visit www.gladman.co.uk



Catesby Estates Completes Land Sale to Taylor Wimpey

Catesby Estates are pleased to announce the sale of a 40.8 acre residential development site in Hellingly, Hailsham to Taylor Wimpey.

Wealden District Council Planning Committee followed the Planning Officer's recommendation for approval, and resolved to grant outline planning permission at a virtual committee, with the final signing of the Section 106 taking place in April this year.

The site known as Park Farm West includes 370 new homes, 35% affordable housing, extensive public open space and play areas including an extension to the existing Hellingly Country Park.

Andy Wright, Senior Land Manager for Catesby Estates said, "Land to the north of Hailsham including our site, had been identified by the Council as a strategic location for growth."

“Our in-house planning, technical and consultation teams worked closely with the local community to deliver a sensitively designed development with significant community benefits.”

“We engaged in extensive pre and post application discussions with both the District and Parish Councils, worked very closely with the Ward Councillor and presented to neighbouring Hailsham Town Council. In addition we also held two community events so residents could view plans and provide feedback on our proposals.”

“Taylor Wimpey have already carried out public consultation on their Reserved Matters application, and we hope to see this development moving forward in the near future.”

The landowners were represented by Leo Hickish and Oliver Robinson at Batcheller Monkhouse, and Lewis Harrison, Martin Cooper and Adam Lelliot from the South East Division worked on securing this site for Taylor Wimpey.

Catesby Estates Selected to Promote Land in Watchfield

Catesby Estates has entered into an agreement to promote land off Majors Road, Watchfield, Oxfordshire for residential development.

The greenfield site is 127 acres (51.4 hectares) and lies within the administrative area of Vale of White Horse District Council .

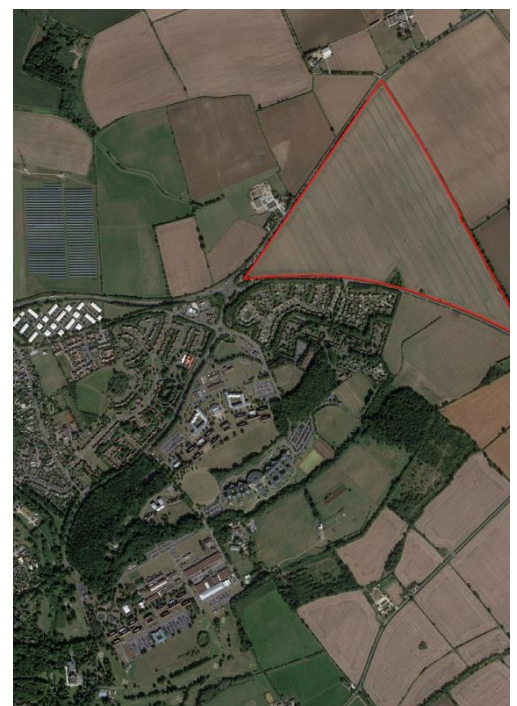
Watchfield is perhaps best known as being home to the UK's Defence Academy. The site is extremely well located with a range of local services and facilities within walking distance, and Shrivenham Hundred Business Park is located less than 1 mile away.

The site has potential to provide alongside new homes, a new primary school and a range of sports facilities.

David Harper, Area Land Director for Catesby Estates said; “We are delighted to have added this site to our growing land promotion portfolio.”

"We will be working closely with the Council and other local stakeholders to bring this site forward to deliver a comprehensive and sustainable residential development."

Tim Watson and Jason Hill at Savills acted on behalf on the landowners.



For more information on Catesby Estates visit www.catesbyestates.co.uk

Appeal Win for Waddeton Park Ltd in North Devon Village

Land promoter Waddeton Park Ltd who operate mainly in the south-west of England have achieved a good result in securing outline consent through appeal for 59 houses in Braunton near Barnstaple.

The decision hinged on both North Devon Council's lack of housing land supply and the local character of the area and was allowed despite being outside the settlement boundary – albeit it was recommended for approval by officers.

However, significantly the local authority argued during the appeal that the scheme might be delayed since the land was not in control of a housebuilder – a point the Inspector roundly dismissed. He concluded, *'Although not currently in the control of a housebuilder, there is no apparent reason that the site could not contribute to the delivery of housing in a timely manner'*

Furthermore, he resisted the Council's request for a 1 year Reserved Matters condition to 'enforce' more rapid delivery. Paragraph 30 of the decision letter states, *'The Council has suggested that reserved matters should be submitted within 1 year, to ensure speedy delivery. However, that leaves little time to sell the site to a developer and prepare an acceptable reserved matters application. A short time period introduces an element of risk to the development process that could dissuade developers and ultimately prevent development occurring. I cannot be certain, therefore, that a shorter time period would facilitate an earlier contribution to housing delivery and may, in fact frustrate it. Therefore, I have imposed standard conditions (3 years) in this respect'*.

This is an important precedent for those land promoters facing discrimination from local authorities alleging possible delays in delivery through selling sites to housebuilders.

For those wishing to read the appeal letter the appeal reference is: APP/X1118/W/21/3271336



Richborough Estates Completes Land Sale

Richborough Estates has sold a 10.1-acre residential site in Harrogate to Redrow, in its second deal with the homebuilder this year.

Accessed from Claro Road, the land is close to Harrogate town centre and has planning permission for 95 homes including 38 affordable properties. To be known as Granby Meadows, the new development will follow on from Redrow's sell-out Devonshire Gardens scheme on adjoining land and will provide a mix of high-quality terraced, detached and semi-detached family homes.

Jonathan Bloor, Managing Director of Richborough Estates' Western Division, said:

"We're delighted to have completed this sale to Redrow just months after they purchased our 18-acre residential site at nearby Kingsley Road. I'd like to congratulate our team for their huge commitment in bringing forward this former grazing paddock as a prime site for much-needed new homes."

"The project began in 2015 and has involved input from our planning, design and technical divisions as well as extensive stakeholder discussion and consultation. We successfully secured allocation in the Harrogate District Local Plan in 2020 followed by planning permission in 2021.

"We're now really looking forward to see construction getting underway and the new homes coming to life."



For more information on Richborough Estates visit www.richboroughestates.co.uk