



Good News Bulletin- Edition 15—July 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.

Two Major Appointments at Warwick Based L&Q Estates



One of the UK's major land promoters and developers based in Warwick has made two major appointments as it continues to expand. Adrian Clack has been promoted to Managing Director of L&Q Estates following the retirement of Ian Hardwick, while Richard Edwards is now Group Land and Planning Director.

Clack graduated from the University of Portsmouth with a Bachelor's Degree in Land Management and rose through the ranks during his 12 years with Taylor Wimpey, becoming Regional Strategic Land Director in the West Midlands. He joined L&Q Estates, who are developers and promoters of residential, commercial and mixed-use developments, in 2014 as Group Land Director.

Edwards has more than 25 years' experience as a town planner in the private and public sector. After starting his career at a local authority, he worked at a national planning consultancy before moving into the housebuilding sector at Barratt Developments and Redrow Homes. He joined L&Q Estates in 2017 as Planning Director and was promoted to Group Planning Director in 2020.

Clack said this was an exciting time to be taking over as Managing Director with a strong pipeline of work throughout the business. "L&Q Estates is renowned for creating communities with sustainability at their heart in the developments we are involved in throughout the UK and that is an ethos we will be continuing," he said.

"We are growing year-on-year as a business and the move to our new headquarters in Tachbrook Park in Warwick is testimony to that. I feel privileged to be leading such a talented team of staff who have vast experience and expertise in assembling land, promoting and securing planning and delivering the infrastructure needed to provide much-needed housing and commercial development."

Edwards added: "This is a great time to have moved to the new role of Group Land and Planning Director as we remain focused on building strong relationships with landowners, agents and local authorities that are vital to the success of our developments whether that is in the residential or commercial field."

"We have been at the forefront of the industry for over 60 years and have built up an enviable track record of delivery which we are determined to maintain in the short, medium and long-term through our pro-active attitude to engage with the communities where we operate."



New Planning Promotion Agreement in South Gloucestershire

Richborough Estates has entered into a planning promotion agreement for a parcel of land in Tytherington, South Gloucestershire, which has the potential to deliver around 75 new homes, including a proportion of affordable housing.



Totalling 9 acres, the site is situated on the southern edge of the village close to local facilities.

We look forward to engaging with key stakeholders. The site will be promoted in the emerging Local Plan as a proposed housing allocation.

Thanks to our landowners and the agents Hugh Collins and Chris Haworth of Alder King, their solicitors Tim Walker of Clarke Willmott and our legal representative Rachael Waugh of Gateley Plc for their efforts in completing this agreement.

And further thanks must go to our in-house technical and design specialists Dean Knight, Charlotte Lewis and Nick Matthews. For more details please contact regional director Alex Anderson: alex@richboroughestates.co.uk, area managing director Jon Bloor jon@richboroughestates.co.uk or land and planning manager Alanna Mahoney alanna@richboroughestates.co.uk

Northern Trust Agree Planning Promotion Agreement for 176 Acres in Carleton, Carlisle

Northern Trust Company is pleased to announce that it agreed a planning promotion agreement with the private landowner on land at St Cuthbert's Garden Village, in Carleton, Carlisle.

The land which extends to 176 acres is currently a Greenfield site in agricultural use. The plans for the site will be promoted in two separate phases with the aim of providing up to 750 new homes.

David Jones, Senior Land Manager at Northern Trust commented *"We are actively looking for further residential and commercial land opportunities to purchase or promote throughout the UK; so we are pleased to be working with this private landowner on facilitating the plans for development of this strategic site to provide much needed new homes for the area and continue the investment for the benefit of the local community."*

Northern Trust and the landowner are working alongside Savills planning and development teams in the North West to secure the planning and to agree a land deal respectively.

Ed Rooney, Savills North West Development Director said

"The Carlisle housing market is a huge opportunity for north west house builders with the shortage of land elsewhere in the region. Carlisle is set for significant economic growth aided by the high-quality housing and environment provided by the Garden Village and our client's land at Carleton is a key part of the overall housing masterplan to the south of the City."

Jonathan Ainley, associate director in the planning team at Savills in the North West, added *"We have worked on behalf of the landowner over the last five years to promote this site and now look forward to the next phase, working with Northern Trust to progress a Garden Village at Carleton in the short term. It forms part of the largest Garden Village in the country and we are confident it can deliver high-quality new homes, with excellent public spaces and connectivity, whilst also supporting Carlisle City Council in its ambition to achieve economic growth."*

Northern Trust is one of the most successful and long established land promotion company's in the Country, with a land bank of over 5,000 acres. If you are a landowner and want to maximise the value of your land either on a sale or promotional basis; then please contact a member of the land team on 01257 238555 to discuss.



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION



Northern Trust Secures Planning Permission for Conversion of Listed Buildings and New Build Dwellings on Land at Bulcote

Northern Trust Company Ltd is pleased to confirm that, working alongside the landowner, they have secured planning permission for 65 dwellings on the 15.8 acre site at Bulcote Steading.

The site is owned by Midlands Land Portfolio Limited (MLPL), the property development arm of Severn Trent, with Northern Trust acting as their planning promotion partner. Northern Trust has secured planning permission for the site and is now working alongside MLPL on the marketing process for disposal of the site.

The site which comprises a Grade II Listed model farm complex located within the Bulcote Conservation Area and within the Green Belt, has been the subject of extensive discussions with Newark and Sherwood District Council and Historic England regarding the future of the listed buildings. Following lengthy discussions an application for planning permission and listed building consent was submitted in 2015, supplemented by a further application in 2017. This proposed the conversion of the existing buildings to provide 24 dwellings and a community hall alongside the provision of 41 new build homes. In light of the extensive discussions with the local planning authority and Historic England the planning application was approved at planning committee in October 2020, and following detailed negotiations the S106 has now been agreed and planning permission granted.

John Tootell, Head of Strategic Land at Northern Trust

commented "Through the hard work of an exceptional project team I am delighted to have now secured planning permission. With the buildings being Grade II Listed, located within a conservation area and within the Green Belt there are a number of competing pressures that have required careful consideration during the process. The careful approach to conversion and the considered approach for the new build ensure the right balance of this very exciting development will be achieved. Alongside the project team the local planning authority were exceptional throughout and their pragmatism was an essential component of the successful planning applications. This is a great example of how working positively with a local planning authority to resolve complicated issues can deliver exceptional results, securing the future of an important heritage asset. We will now be seeking a development partner and look forward to seeing this high quality development delivered."

Adam Key, Director at Savills, planning consultants for the project; added "Securing this planning permission is an excellent result, after facing various challenges to reach this point. It will not only secure the long-term future of these Grade II listed buildings and bring a new lease of life to them, but it will also create new housing in a highly sought after part of the Country."

Adam Tustain, Development Surveyor at Severn Trent explains "We are extremely pleased to have secured this consent after so many years of hard work by everyone Involved. This consent will secure the long term future of these fabulous Grade II Listed buildings and recycle the Company's redundant assets to provide much needed new homes, community facilities and local jobs in the areas we serve"

Fisher German has been appointed to market the site for sale.

Application Allowed!



Gladman are delighted to announce that our application for up to 158 dwellings including 30% affordable housing with public open space, structural planting and landscaping and sustainable drainage system (SuDS) in Copmanthorpe, within the York Green Belt, has received a resolution to grant planning permission from the City of York Council's Planning Committee, with the committee having identified Very Special Circumstances in favour of the grant of permission.

Many thanks to the whole team who have worked to achieve a positive resolution on this site since the application was submitted over 4 years ago!

Congratulations to our landowners!