



Good News Bulletin- Edition 14—June 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.



GLADMAN

Appeal Allowed Stalbridge, Dorset

Gladman, are delighted to announce that our appeal for up to 130 dwellings including affordable housing with public open space, structural planting and landscaping and sustainable drainage system (SuDS) in Stalbridge, Dorset has been allowed.



The appeal grappled with a number of issues including the impact of the proposals on the Council's spatial strategy with particular regard to housing distribution, location and sustainable travel, the effect of the proposed development on the landscape character and appearance of the area, in addition to the existing housing need and land supply position at local and strategic level. Determining the appeal in the context of the tilted planning balance due to the absence of a five-year housing land supply and the requirements of the Housing Delivery Test, the Inspector found that the benefits of delivering further market and affordable housing, open space provision and economic benefits would not be outweighed by the adverse impacts of granting planning permission.

Many thanks to Peter Dutton, Emma Tutton, Elly Haverty, Becky Mellor, Nicola Baines, Amy Johnson (Gladman), Martin Carter (Kings Chambers), Nigel Weeks (Stirling Maynard), Silke Gruner (CSA Environmental/Iceni Projects), Ben Pycroft (Emery Planning), and everyone else involved in the project.

Congratulations to our landowners!

Wates lands approval for 1,500 homes on former Ford airfield

Wates Developments has secured planning approval for 1,500 new homes on land at the former Ford Airfield in West Sussex - one of the country's largest neighbourhood plan housing allocations.

The scheme known as 'The Landings' draws inspiration from the historic uses of the site, dating back to the Battle of Britain, and follows a community-led master planning and engagement process started in 2013.

The site will host a mix of housing, including 30% affordable, a new primary school, public open space, allotments, and new sports pitches. Significant investment in the local area includes a new community hub, library, and nursing home alongside public open space and the longstanding popular Ford market

John Tarvit, Wates Planning Director said: "We are delighted to have received approval for our proposals. It has been fantastic working with the team and members of the local community to understand their priorities and aspirations for one of the largest plan allocated sites in the UK."



Wates secure significant appeal decision for Tenterden, Kent

Wates Developments has navigated a sensitive Planning inquiry to successfully achieve permission for the development of 141 new homes in Tenterden, Kent.

Wates had to clear a late high court challenge to the appeal decision by Ashford Borough Council and as co-defendant, successfully defended the appeal decision with an award of costs by the High Court. The scheme includes five new football pitches, a clubhouse/pavilion and an 8.66ha public country park with walkways and cycleway.

Rio Daniel, Wates Development Senior Land and Planning Manager said: "This was a high-risk housing land supply inquiry case, but through careful and well managed consultation, we are pleased the Inspectorate has approved our proposals."



Wates succeed in Bicester

Cherwell District Council has now issued the outline planning permission for a Wates Developments and Redrow Homes scheme for 1,500 new homes (including 30% affordable), on a 130ha site south-east of Bicester.

The development, called Wretchwick Green, will include a new primary school, local community centre, small retail units, day nursery, a village green, community orchards and allotments, outdoor sports areas, designated play space and fitness trails.

John Tarvit, Wates Planning Director said: "Achieving outline planning permissions at Ford and Bicester demonstrates Wates Developments ability to deliver on large scale schemes. With both permissions this involved a long, detailed and ultimately very fruitful community engagement process, and highlights Wates' commitment to building homes where they are needed most."

Planning applications submitted in Worcestershire, Oxfordshire and East Riding of Yorkshire

Richborough Estates has submitted an outline planning application for land in Kempsey, in the Malvern Hills District of Worcestershire.

Located off Brookend Lane, the proposed site stretches nearly 13 acres and will deliver up to 57 high quality market and affordable new homes in a mix of types and sizes.

As a landscape led development, it will incorporate new publicly accessible green spaces with natural play areas which will be overlooked by homes ensuring a safe and welcoming space for recreation for both new and existing residents.



The application has been submitted following extensive consultation with stakeholders and the local community.

In partnership with Lone Star Land, we have submitted an outline planning application for up to 230 new homes. The proposed 29-acre scheme is north of Camp Road, on the edge of the village of Heyford Park, the site of the former RAF Upper Heyford airfield.

A mix of one to five-bedroom market and affordable homes are planned with attractive high-quality landscaping and public open spaces, children's play areas and electric vehicle charging infrastructure. Access will be via Camp Road.

A range of facilities and services are within walking distance of Heyford Park including Heyford Park School, a convenience store, squash courts and a gym. The new Heyford Park Village Centre and village green are also being delivered on Camp Road.

For more information please contact Marc Wilson: marc@richboroughestates.co.uk



Richborough Estates has submitted two separate planning applications for land at York Road, Market Weighton, East Riding of Yorkshire.

The Outline planning application proposes 120 new homes, including a mix of market and affordable housing, employment, commercial and other community floorspace with associated landscaping, drainage and other infrastructure. The Full planning application proposes a Lidl food store with associated access, car parking, landscaping and other infrastructure.

Both applications will provide retention and enhancement of existing boundary vegetation with ecological connectivity and the provision of public open space with the potential to contribute to the wider provision of the remaining allocation.

The site is allocated in the adopted East Riding Local Plan under two references, Policy MW-B for housing development and Policy MW-F for employment development. The combined site also benefits from draft allocations in the emerging East Riding Local Plan under the same policy references.

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