



Good News Bulletin Edition 52 — November 2025

Welcome to the Land, Planning and Development Federation Good News Bulletin.

Published on a monthly basis the Federation wishes to recognise and celebrate the good work achieved by our full members.

Thank you to everyone who has supplied content and congratulations on your success.



Lovell Strategic Land brings forward string of sites across the UK

Lovell Strategic Land – the specialist land and planning team of partnership housing specialist, Lovell – is bringing forward 22 sites for residential-led development which have the potential to deliver up to 5,326 new homes.



Active across England, Scotland and Wales, Lovell Strategic Land is focused on identifying sites, taking them through the planning system and securing consent for Lovell to deliver the developments alongside supporting infrastructure.

The first of these sites has now received planning consent, with South Staffordshire Council approving plans for the delivery of 121 homes – including 40 per cent affordable housing, alongside green spaces in Wombourne.

The wider sites being brought forward include:

- A 39-acre site with potential for c. 200 homes in Wiltshire (to be delivered by Lovell South Wales and West)
- A 13-acre site in Kirklees with potential for c. 100 homes (to be delivered by Lovell Eastern)
- A 160-acre site in Cheshire with potential for c. 500 homes (to be delivered by Lovell North West and North Wales)
- A 15-acre site in Falkirk with the potential to deliver 90 homes (to be delivered by Lovell Scotland)

Ashley Kensington, national land director at Lovell Strategic Land, said: *“We’ve had a very positive year at Lovell Strategic Land. We’ve been focused on sourcing sites in strategic locations that have the potential to deliver much-needed homes and infrastructure, building great relationships with landowners and progressing the sites through planning.”*

“We’re thrilled to be bringing forward these sites and we’ll be working closely with the wider Lovell business across the regions to deliver them.”

Land Sale in Sunbury

Wates Developments, (part of Wates Land and Development Division), has confirmed the sale of a portion of land in Sunbury to Riverdale Developments in partnership with Pyxis Land.



The site, which was previously Green Belt land, benefits from planning permission for a care village and associated infrastructure, setting the precedent for development in this location. Planning consent for the scheme was granted at Appeal at the end of 2024, on the basis of “very special circumstances”: the urgent need for specialist housing for older people in the area.

Nick Laugharne, Operations Director - Land & Residential Investment, Wates Land and Development Division (WLDD), said: ***“We’re delighted to have completed this sale to Riverdale Developments, who share our commitment to award-winning homes and communities. It’s a great result for the business and demonstrates once again how we’re able to adapt our strategy to generate a strong outcome for the business.”***

Planning Permission at Trowbridge enables sale of site at Southwick Court

Waddeton Park Ltd has completed the sale to Wain Homes of land at Southwick Court, Trowbridge, Wiltshire for new homes. The Company originally entered into a Promotion Agreement with the landowner and in March 2024, following a successful Appeal, obtained outline planning consent for 180 homes.

Gerry Keay, Director of Waddeton Park Ltd said, ***“I am delighted to have reached the successful conclusion of this project, to achieve this would not have been possible without superb planning and technical support and an outstanding legal team.”***

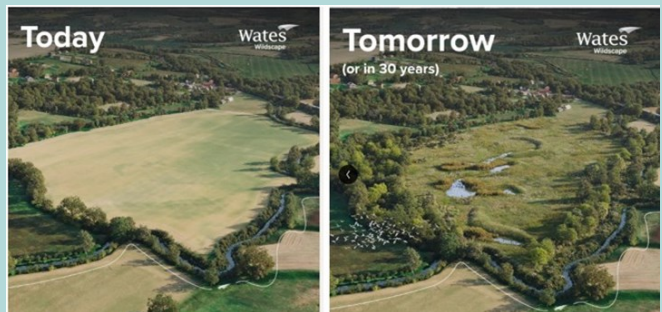
Wates Wildscape launches first BNG site in Ashurst

Wates Wildscape, (part of WLDD), has launched its’ first habitat creation site, located in Ashurst, within Tunbridge Wells Borough Council and the High Weald National Character Area.

Spanning 17 hectares, the site will be transformed from poor-quality agricultural land into a thriving natural landscape of grasslands, scrub, hedgerows, wet woodlands and ponds, generating over 105 Biodiversity Net Gain (BNG) units for sale in the process. Bordering the River Medway, the project will feature extensive riparian planting, improving local water quality and creating valuable watercourse units that contribute to regional habitat connectivity.

Olivia Dear, Sustainability and Wates Wildscape Director, WLDD, said: ***“We’re acutely aware that nature is struggling, and want to play a more direct part in helping it recover. Wates Wildscape is our way of reimagining the balance between housing and habitats. It gives us a platform to use our expertise in strategic land promotion to deliver credible solutions that really work — both for nature and developers.”***

This is the first of several Wildscape sites planned across England, each one designed to help meet national BNG requirements while supporting meaningful, measurable nature recovery.



Thanks to Nick Matthews, Savills; Matt Davies, Bengrove Ltd; Neil Thorne, Rappor; Danny Hutchings and Dom Clifton, Clifton Emery Design; Nigel Smith, Teignconsult; Richard Morton and Richard Sutton, Cotswold Archaeology and many others.

Also to Julian Harbottle, Savills; David Richardson, Ashfords; Elizabeth Newson of Michelmores and last but very much not least Lord Charles Banner KC.

WP Waddeton Park

DEVELOPER PARTNER APPOINTED ✓



Richborough, working with Powells, has appointed affordable homes provider Bromford as delivery partner for a 5.5 acre residential development for up to 50 homes in Shurdington, Gloucestershire.

The outline planning consent was secured at appeal in August following amendments to the National Planning Policy Framework (NPPF) that reclassified the land as 'Grey Belt'. Bromford will deliver 100% of the homes as affordable housing.

The development will also deliver a range of local Infrastructure improvements, more than an acre of public open space including a children's play area for local families and also provide dedicated visitor parking for the local primary school.

Melissa Slaney-Smith, Senior Disposals Manager at Richborough, said: ***"This partnership with Bromford reflects our shared commitment to delivering high-quality, affordable homes that meet genuine local need."***

"It has been a pleasure working with the full team, who ensured the sale met target deadlines making it a smooth transaction."

For further information please contact Melissa Slaney Smith at: melissa.slaney-smith@richborough.co.uk

DEVELOPER PARTNER OPPORTUNITY ✓



On behalf of the Landowners, Richborough and Bidwells are marketing (by way of Informal Tender) Hitchin Road, Henlow Camp in Central Bedfordshire (subject only to planning)

An outline planning application has been submitted for the

site for 120 dwellings (36 affordable), with open space, landscaping and access all considered. The application is expecting a delegated decision imminently.

For further information please contact Melissa Slaney Smith at: melissa.slaney-smith@richborough.co.uk

Sponge Baby, Sponge: Group Technical Director joins parliamentary discussion on 'Sponge Cities'

Stuart Nelmes, Richborough's Group Technical Director, attended the parliamentary "Sponge Cities" session on 22nd October, hosted by Julia Buckley MP and CIWEM. The session brought together government, industry and environmental experts to discuss SuDS, integrated flood management and nature-based solutions.

MPs including Julia Buckley, Lee Pitcher and Emma Hardy highlighted the Government's progress in promoting these approaches alongside housing growth, with CIWEM stressing the need to balance development with environmental responsibility. Importantly, the discussions confirmed that this balance need not stifle growth and where this is done well, high quality landscape led SuDS schemes can enhance development value.

Research shared at the session showed that homes on well-designed SuDS developments can be worth around £4,001 more, with wider societal benefits potentially reaching billions if implemented consistently. The discussion underlined that high-quality SuDS deliver more than drainage: they enhance biodiversity, social interaction, mental health and overall amenity.

Stuart commented: ***"Consistency is key, alignment of national planning policy, clear design standards and coordinated adoption and maintenance frameworks are essential to give the housebuilding industry confidence in delivery. The new National SuDS Standards are a welcome step forward, but still allow variation in local application."***

For further information please contact Stuart Nelmes at: stuart.nelmes@richborough.co.uk



Site sold to Barratt Redrow

Catesby Estates has completed the sale of an 18 acre site in the village of Headcorn, Kent, to national housebuilder Barratt Redrow.

Catesby Estates secured planning permission for the 115 home site on behalf of the landowner, St John's College, part of the University of Cambridge. The development will include 40% affordable housing and public open space.

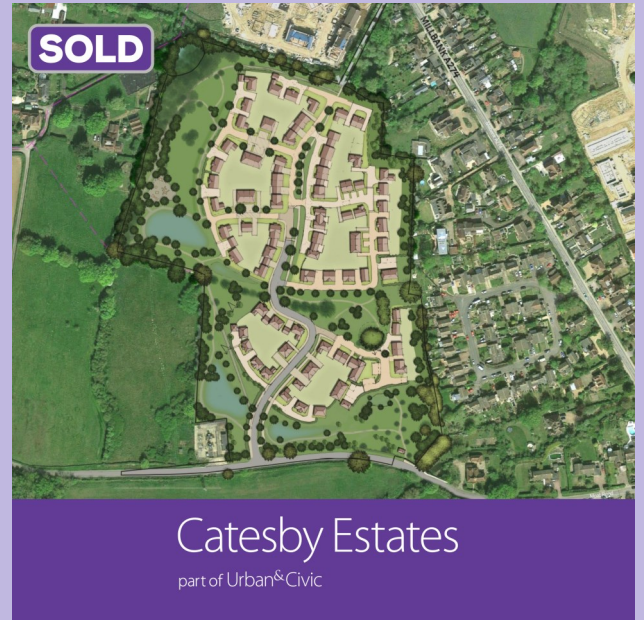
The site, located at land at Moat Road, Headcorn, was initially refused by the planning committee but was later approved on appeal, with the planning inspector noting that the site had already been allocated for approximately 110 dwellings in the Maidstone Local Plan.

Thomas Powell, Senior Land Manager at Catesby Estates,

said: "This is an important site for the delivery of new homes in the local area and we are pleased that Barratt Redrow will be taking the development forward, with 40% affordable homes and public space. Catesby was able to successfully demonstrate to the planning inspector the value of the planning application for 115 homes on the basis of the existing Local Plan, overturning the planning committee's decision on appeal in just three weeks."

Noah Overton, Land Director at Redrow Homes South East, added: "This land acquisition in Headcorn, Kent, will allow us to bring forward much needed high quality homes for people in the local area. As well as 40% affordable homes and public open space, homes will feature air source heat pumps and underfloor heating, ensuring they are fit for the future and as energy efficient as possible. Catesby Estates and Savills were instrumental in helping us get this sale over the line, and we are in the process of preparing a reserved matters application, hoping to be on site by next year."

Tom Fraser, Will Newton and Lloyd King from Savills acted as the selling agent.



Appeal Allowed for up to 115 Homes in Littlethorpe

We are delighted to share that we have secured planning permission for up to 155 dwellings at Oak Road, Littlethorpe.

The permission follows a four-day Public Inquiry in September 2025 against the decision of Blaby District Council's Planning Committee to refuse the application contrary to the Officer's recommendation.

In light of the evidence presented by the team, the Council conceded its case part-way through the Inquiry and agreed to no longer defend the appeal. As argued by Gladman, the Inspector found that the proposals complied with the Development Plan as a whole and that the appeal should be allowed and planning permission granted.

We would like to thank our in-house team, consultants and Counsel (Leanne Buckley-Thomson, No5 Barrister Chambers) for their valuable support and expertise throughout the application and appeal process.

Congratulations to our landowners.

