



Good News Bulletin- Edition 39—October 2024

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 members.

Success for Owl Homes continues to grow in 2024

Owl Homes (part of the Owl Group), the regional housebuilder based in Tamworth have recently exchanged contracts to acquire 2 sites in Leicestershire which will deliver 121 new homes for the villages of Burton on the Wolds and Stoke Golding.

The delivery of both sites will include affordable housing and community benefits through the Section 106 for both, respectively.

Jamie Thompson, Land Director for Owl Homes comments ***“both sites represent fantastic opportunities for the Owl Homes business to deliver much needed housing for the communities of Burton on the Wolds and Stoke Golding and the respective surrounding areas.***



The site in Burton on the Wolds would see us to bring to life, a redundant brownfield site in line with the Government’s aspirations for the development of brownfield land first.”

The acquisitions mean that the Owl Group, made up of Owl Homes and Owl Partnerships have acquired or taken control of 9 sites in 2024, with more expected before the end of the year.



Sale at Pickford Gate, Coventry

Hallam Land has completed the sale of 491 residential plots at Pickford Gate, Coventry to the David Wilson Homes. This is the second sale at the Pickford Gate site, following the disposal of 247 plots to Countryside in March 2023. Following this disposal Hallam Land retains a further 1,662 plots for future sale.

Hallam Land secured an initial planning promotion agreement with the landowners to promote Pickford Gate in 2015. A planning application was submitted in 2018, with Hallam Land achieving outline planning consent in 2021 for a total of 2,400 homes, of which 25% is affordable housing. The consent also includes 37 acres of employment land, a primary school, district and local centres, green open spaces, community facilities and playing fields.

The project also involved delivering a new junction on the A45 dual carriageway, which Hallam Land secured a contribution towards funding through the Homes England Housing Infrastructure Fund process. Works on the junction were completed in April 2024.

Find out more [here](#).



PART OF HENRY BOOT



Northern Trust Welcomes New Planner

Northern Trust Land is pleased to announce the appointment of Matthew Walton as the newest member of its Strategic Land team.

Matthew's appointment comes at a time of significant growth for Northern Trust. "I am thrilled to join Northern Trust and contribute to the continued planning and development objectives. The team are all extremely friendly and have made me feel very welcome. Coming from a consultancy background, I am looking forward to meeting the challenges that Northern Trust has to offer," said Matthew Walton.

Mike Grindrod, Director of Northern Trust, expressed his enthusiasm about the addition to the team: "Matthew brings a fresh and innovative approach to planning. His expertise will be invaluable as we continue to expand our strategic land operations."

Northern Trust Land is one of the most successful and long established land promoters in the country having been involved in planning and development for over 60 years. The Company has an impressive track record of achieving planning consents for its own and third-party landowner's sites. As a family owned and privately run company Northern Trust Land has the flexibility to consider site acquisitions on an unconditional or conditional basis and can make quick decisions. Northern Trust Land remains committed to delivering high-quality, sustainable developments that contribute to the prosperity of communities across the UK.

For more information about Northern Trust Land and its strategic land promotion initiatives, please visit www.ntland.co.uk.



NORTHERN TRUST

WWW.NORTHERNTRUST.CO.UK

Pulborough land sale completes for Catesby Estates

Catesby Estates has successfully completed the sale of a residential development site in Pulborough, West Sussex to Barratt David Wilson Southern Counties. The site north of Drovers Lane, was granted outline planning consent by Horsham District Council for 170 homes, 35% of which are affordable homes, and includes substantial open space.

Catesby worked closely with both Horsham District Council and Pulborough Parish Council for a number of years from initial promotion of the site to application submission. Subsequently as a result of our early foundation work the site was selected as a housing allocation in the emerging Pulborough Neighbourhood Plan for 100 dwellings. Following receipt of further technical and landscape evidence, the allocation was refined and increased with the submission Neighbourhood Plan, and the draft Horsham Local Plan allocating the site for 170 dwellings.

The permission granted included a new footbridge across the mainline railway to the north of the site. Our in-house technical team used their contacts at Network Rail to collaborate with them to replace the existing pedestrian footpath crossing, increasing pedestrian safety and connectivity to the wider area. The new bridge was recognised as a key benefit by local councillors when granting permission.

Catesby also liaised with representatives of the Pulborough pump track project group, who had a longstanding ambition to secure a location and funding for a cycling, scooter and skateboard pump track for the area. The planning consent secures the delivery of this community facility which is to be provided within the onsite 14 acre country park

Catesby Estates
part of Urban&Civic



In an area where new development must be water neutral, we were able to provide an onsite solution. The site had previously operated as a commercial plant nursery with a water licence for extraction from an onsite bore hole and adjacent lake. We were able to demonstrate to the Council and Natural England the water usage of the nursery was considerably more than the anticipated water usage of the new homes.

Working on the sale on behalf of the landowners was Mark Flemington and James Dear of Savills, and representing Barratt David Wilson Southern Counties was James Pugh MRICS and Harriet Heron.

A 5,000 home development in Warwickshire takes a step forward

A prime parcel of development land has been acquired by a leading housebuilder marking a significant step forward for a 5,000 home development in Warwickshire. Newton LDP and Margetts have completed the sale of a 12.94-hectare plot of land in Cawston, Rugby, to Miller Homes on behalf of the landowner and Catesby Estates, part of Urban&Civic. The deal marks the first Catesby Estates sale from the L&Q Estates portfolio since the recent acquisition by Urban&Civic.

Located immediately south of Coventry Road and west of Cawston Lane, the site benefits from Outline Planning Consent and will comprise of up to 210 homes as well as a two-form entry primary school. It is the first piece of land to be sold within the wider allocation known as Homestead View, the name of the South West Rugby Sustainable Urban Development Extension. It will feature 5,000 homes, two schools, a district centre, 35 hectares of employment land, walking and cycling routes, new transport links and green infrastructure. Just under a third (30 per cent) of the 210 new homes will be affordable, and construction is due to start early next year with show homes expected to be open on site as early as June 2025.

Myron Osborne, Chief Executive of Catesby Estates, said this was a major step in bringing forward development in South West Rugby. He said: *"We are delighted that this deal represents the first land sale from our expanded strategic land portfolio since the acquisition of L&Q Estates. Homestead View will create a new community in this part of Rugby, and we are really pleased phase one of this scheme is set to get underway."*

Cawston is located 2.5 miles south-west of Rugby town centre and benefits from facilities including a primary school, convenience store, pubs and takeaway food options and a community hall.

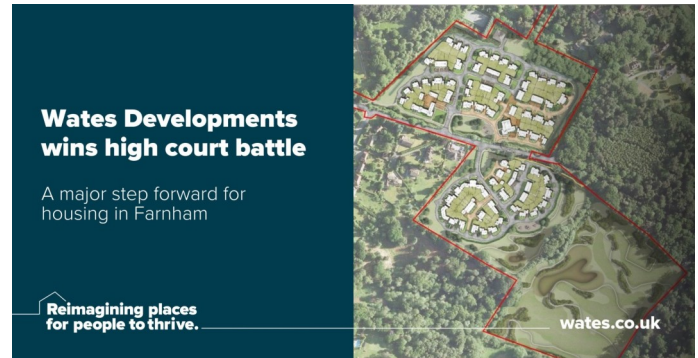
Wates Developments Wins Farnham High Court Battle

The High Court has dismissed Farnham Town Council's legal challenge against the Waverley Lane development in Farnham, allowing the delivery of much-needed housing in the area to proceed.

Over the past eight years, this project for 146 homes - Including 50 affordable homes - has faced multiple planning applications, appeals, and legal challenges. The High Court ruling is the latest step in a long and costly process, but finally ensures new homes will be delivered where they are urgently needed.

This victory so important because Farnham is one of the most expensive areas to live in the UK, with a long waiting list for affordable housing. The scheme will make a real difference for local families - in addition to new homes it will provide 14 acres of public parkland, two play areas, and will improve local infrastructure through new cycle routes.

The local Borough Council has continued to resist a scheme that will provide much-needed new homes in a fantastic location, with great on-site facilities. The legal challenges delayed this essential project by many months, but this ruling reaffirms the importance of building homes for those who



need them most. We're also contributing in excess of £5 million to the local community via the Community Infrastructure Levy and Section 106 agreements, ensuring Farnham benefits even further from this development.

David Brocklebank, Executive Managing Director of Wates Developments, said: *"This ruling ensures that homes will be delivered in one of the most unaffordable areas of the country, helping more families find a place to live in a community where housing supply is sorely needed."*

Wates is proud to be leading this crucial development and to continue our commitment to delivering sustainable housing that benefits both people and the environment. The history of this project is the perfect example of why planning reform is so important.

Land Sales will bring 687 new homes to Picket Piece near Andover

Wates Developments has sold two sites at Picket Piece, near Andover, to Imperial Homes, which will result in the development of up to 687 new homes. With a long history of delivering planning consents within Picket Piece, this site marks the fifth planning consent that Wates Developments has delivered in the area and will result in the development of up to 687 new homes.

This latest site at Ox Drove has permission for 16 family homes and has been sold alongside a second parcel of land at Thoroton Close, for which Imperial Homes intends to submit plans for nine more homes.



Mac Mic Group Submits Planning Application in Hurst Wokingham

Mac Mic Group is pleased to announce the planning submission of a revised planning application for a residential development in Hurst, Wokingham.



Following the dismissed appeal decision in March 2023, the new proposal focuses on delivering a highly sustainable and community-focused development comprising 99 homes, including a mix of two to five-bedroom properties and significant open space. The revised proposal addresses the previous concerns raised by the Planning Inspector to create a

development that is better integrated into the local community. This scheme will bring forward many benefits for new and existing residents of Hurst and the surrounding area, including:

- Significant publicly accessible open space to include area of play and extension to existing allotments.
- Improved pedestrian connectivity between the east and west of Hurst.
- Delivery of the LCWIP (Local Cycling and Walking Infrastructure Plan) via a dedicated cycling / pedestrian route improving access to the station between Hurst and Twyford.
- Considerably improved access to the Elizabeth Line and fast trains to London.
- Affordable housing (social rent and shared ownership).

Kari Burton, Mac Mic Group Senior Planning Manager said:

"We are excited to submit this revised application which reflects our commitment to delivering high-quality, sustainable homes that meet the needs of the local community. The successful delivery of this proposal, with its excellent connectivity to the Elizabeth Line and London, will create opportunities for the people of Hurst, of all ages, providing new access to employment and leisure."

Mac Mic Group Submits Another Planning Application for Much Needed New Homes in the South East

Mac Mic Group is delighted to announce the submission of a planning application for residential development and a new community building in Sherfield-on-Loddon.

The plans feature a range of properties in different styles, sizes and tenures, designed to reflect the character and heritage of the area.

Ahead of submitting a planning application for the site at Reading Road, Mac Mic Group consulted extensively with local residents and businesses. Residents expressed a desire to see a sympathetic design that reflects the heritage and character of the local area, that helps mitigate existing traffic congestion at peak times and improves pedestrian and cycle routes around the site to the village. Protecting and enhancing biodiversity on the site was also a priority for local people. We carefully considered the feedback from local residents and made adjustments to our final proposals.

Deliver the Council's walking and cycling strategy

Hampshire County Council plan a new cycleway from Sherfield-on-Loddon to Basingstoke to promote sustainable transport. This route is a priority improvement, identified by residents and stakeholders.

Our proposal will also deliver a critical part of the Council's walking and cycling strategy. The planning application includes delivery of a shared pedestrian/cycle path along the A33, connecting Sherfield-on-Loddon to Chineham. This will provide access to Chineham Business Park and Basingstoke town centre encouraging active travel, this is something only Mac Mic's development can provide.

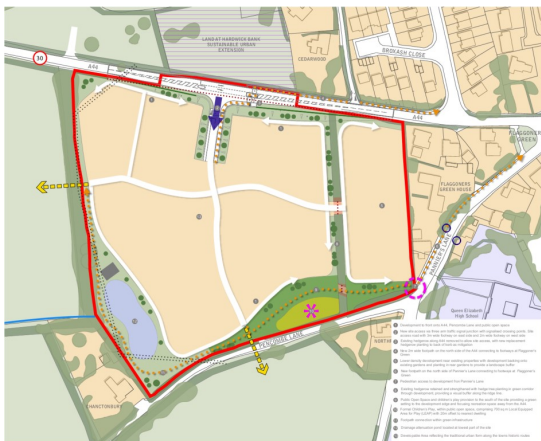
The key benefits of our new scheme include:

- Up to 130 new homes for people looking to stay in the area
- Affordable housing for local families
- A new cycleway connecting Sherfield-on-Loddon to Chineham
- Allotments, woodland and public open spaces
- A community building and minibus drop-off
- Investment in the village and local infrastructure
- An on-site biodiversity net gain of at least 20%

MAC MIC
GROUP

Planning Permission for 52 & 105 homes in Sellindge

Gladman is pleased to announce that at Folkestone & Hythe District Council planning committee resolutions to grant were achieved on two outline planning applications in Sellindge. Working in partnership with the LPA, a Planning Performance Agreement had been entered into for land at Ashford Road for up to 52 dwellings and land at Potten Farm for up to 105 dwellings. The schemes were delayed due to Nutrient Neutrality considerations but following sign-off from Natural England to the proposals both schemes could be reported to planning committee.



Planning Permission for 120 homes in Bromyard

Gladman are pleased to announce that following a hearing held in August 2024, our appeal for up to 120 dwellings (including 40% affordable housing) at Land at Flaggoners Green, Bromyard (Herefordshire) has been allowed.

Site Sold with planning for 228 Homes in Sileby

Gladman are delighted to report the sale of the site at Barnards Drive, Sileby to Vistry Group (Greg Wood and Chloe Stones) with the benefit of outline planning for up to 228 dwellings, 30% of which will be affordable homes. A big thank you to the owner for this opportunity, their solicitors Brown Jacobson, their agents Howkins & Harrison LLP – Paul Lees and the Gladman Team Julian Hamer, Becky Simpson, Mark Heath and Pete Dutton.



Site Sold with planning for 56 Homes in South Chailey

Gladman are delighted to report the Sale of the site at South Chailey to Dandara – Ian Cooper Land Director with the benefit of outline planning for up to 56 dwellings, 40% of which will be affordable homes. A big thank you to the owner for this opportunity, their solicitors Deloitte – Paul Gidman, their agents Batchellor Monkhouse – Scott Smith and Oliver Robinson and the Gladman Team Julian Hamer, Becky Simpson, Sophie Ost, Mark Heath, Helen Ball (McGrath) and Mike Hemming.

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