



Good News Bulletin Edition 51 — October 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.

Land Sale for Catesby Estates

Catesby Estates has completed the land sale of a 25 acre site in Latchingdon, Essex, to housebuilder Dandara Homes.

The land, which is a dedicated greenfield site, has planning permission for 160 new homes, 50% of which will be affordable. The plans also include a designated plot for a children's nursery, comprising a 300 sqm building with outside play space and on-site parking.

More than 40% of the 25 acre site will be retained and transformed into a new community park. This green space will include a new children's play area, community allotments and integrated walking and cycling routes.

The site also makes provision for a 100 sqm office hub, designed to support residents working from home, local entrepreneurs and start-ups. Planning was achieved on this site in 2024 after Catesby Estate's team successfully appealed Maldon District Council planning committee's decision to refuse the scheme in 2023, despite a recommendation for approval by the Planning Officer.

The refusal was overturned last year, with the Inspector's report supporting Catesby Estates' evidence of a significant shortfall of new housing delivery in Maldon.

David Harper, Senior Area Land Director at Catesby Estates, comments: *"The completion of this land sale to Dandara Homes will not only accelerate the delivery of much-needed new homes but it will also bring significant community benefits to the area, including a nursery, office hub, and dedicated play areas. We're proud that our team was able to demonstrate the demand for these new homes and facilities to the council on behalf of the landowner, and overturn a previously unsuccessful planning application. We look forward to seeing the team at Dandara Homes transform this land for the benefit of its future residents and surrounding community."*

John Baines, Land Director at Dandara Homes, adds: *"Dandara are really pleased to have completed the purchase of this site in Latchingdon and look forward to delivering a high-quality development that will make a real contribution to the local community. The mix of new homes, green spaces, and facilities such as the nursery and office hub will help create a vibrant and sustainable place to live."*

Catesby Estates

part of Urban⁶Civic





Orchestra Land Celebrates 10 Years of Growth and Delivery

This year marks ten years since Orchestra Land was founded, during which time the company has grown from a small team into an established SME promoter delivering successful residential and commercial planning outcomes across England.

Over the past decade, Orchestra Land has:

- Secured planning permissions for a wide range of development schemes.
- Partnered with landowners and developers to unlock complex sites.
- Formed successful joint ventures to deliver projects collaboratively.
- Delivered strong returns through strategic planning and technical expertise.
- Built a trusted reputation for collaboration, professionalism, and results.

The business continues to expand its portfolio of projects at varying stages of promotion, maintaining its focus on unlocking development opportunities and creating long-term value for landowners and partners alike.

A sincere thank you to all our landowners, partners, consultants, and colleagues who have supported Orchestra Land's journey so far. We look forward to the next decade of growth and delivery.

Planning Permission and Sale Achieved in Halstead, Essex

Orchestra Land is pleased to announce the sale of its site in Halstead, Essex (Braintree District Council) to Denbury Homes, following the successful funding and delivery of outline planning permission for up to 55 homes across 13.5 acres, including 30% affordable housing.

The site, located on the edge of the town, was not an allocation in the Local Plan. Through a clear strategy, technical approach, and constructive engagement with the Council, planning permission was secured without the need for an appeal.

The approved scheme delivers a range of benefits for Halstead, including:

- Delivery of much-needed market and affordable homes to help meet local housing demand.
- A well-integrated extension to the settlement, responding sensitively to the town's edge and landscape setting.
- Provision of new areas of public open space and green infrastructure, enhancing local biodiversity and visual amenity.
- Improved pedestrian connectivity linking the development to existing local facilities.
- Economic benefits through job creation during construction and increased local spending.
- Financial contributions to local infrastructure and services via Section 106 obligations.

This outcome reflects Orchestra Land's continued focus on unlocking development opportunities and delivering value for landowners.

A sincere thank you is extended to the wider professional team whose expertise and collaboration made this success possible.

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Introducing Wates Wildscape: An opportunity to do things better

Wates Land and Development is proud to have launched Wates Wildscape - a new offering focused on delivering high-quality, nature-based solutions that support both developers and the environment.

Backed by decades of planning and land expertise, our new offer combines simplicity for developers looking to meet their BNG requirements offsite with high-quality outcomes for nature, right when it's needed most.

In the year and a half since BNG was introduced, the industry has been getting to grips with its obligations, but there is a long way to go. We firmly believe that homes and wildspaces can thrive side by side. We want to be the partner of choice for developers to make that ambition a reality.

"We are acutely aware that nature is struggling and we want to play a more direct part in helping it recover. Wates Wildscape is our way of reimagining the balance between housing and habitats. By creating off-site, nature-based BNG solutions, we are providing high quality, assured and sustainable options for the industry to meet its obligations and ultimately, ensure nature thrives."

– Olivia Dear, Sustainability and Wates Wildscape Director

Our first Wildscape site is already underway, turning land into a thriving mosaic of grasslands, woodlands and wet habitats.

To find out more, or to get in touch with one of our experts, please visit: <https://www.wates.co.uk/wates-wildscape/>

Permission granted for sustainable and inclusive development in Bolney

We're delighted planning permission has been granted for our proposals at Foxhole Farm, Bolney, Mid Sussex.

The scheme will deliver 200 new net zero homes, including 60 affordable homes, alongside a custom-built community hub for local SEND charity, Kangaroos.

This partnership will give Kangaroos, which already supports over 400 people in Mid Sussex – a sustainable new "home for life", designed to meet the needs of children, teenagers and young adults with severe learning disabilities and complex needs.

With more than half of the site dedicated to public open space, including biodiversity habitats, play areas, allotments and a community orchard. The project will deliver long-term social, environmental and economic benefits for the wider community.

As a family-owned business, we're proud to bring forward a development that truly reflects our purpose of reimagining places for people to thrive.



Planning Permission Granted for Gladman

We are delighted to share that our team has successfully secured planning permission following a Public Inquiry for a 55-dwelling development in Bloxham, Oxfordshire.

This follows a previously dismissed appeal which was subject to Judicial Review.

The team demonstrated exceptional commitment and technical expertise in overcoming key challenges related to a number of technical matters raised at the first inquiry and ensuring a robust, well-evidenced case with the Inspector concluding that the proposals complied with the Development Plan when read as a whole.

Congratulations to our landowners.



Mac Mic Strategic Land Secures Major Investment from Cerberus to Accelerate UK Expansion

Mac Mic Strategic Land has entered into a transformative joint venture with an affiliate of Cerberus Capital Management (Cerberus), a global leader in alternative investing, marking a major milestone in its UK growth journey.



Following a process led by Alvarez and Marsal Corporate Finance and Savills Capital Advisors, Cerberus has acquired a majority stake in Mac Mic Strategic Land Ltd. The partnership brings significant investment and additional capacity to execute on projects, explore new opportunities, and expand into new regions, while staying true to the values that have defined the business since its founding in 2009 by Mactaggart & Mickel — a respected, fourth-generation Scottish property, land, and investment business with over a century of experience.

Founded in 1992, Cerberus manages approximately \$65 billion in assets across credit, private equity, and real estate strategies. Their long-term mindset and hands-on approach align closely with Mac Mic's mission to promote land in a responsible, collaborative, and community-focused way.

This joint venture comes at a critical time for the housing sector. Since the UK Government took office in July 2024, housing has been declared a national priority, with a pledge to deliver 1.5 million new homes and new legislation designed to unlock infrastructure and accelerate planning decisions. In Scotland, a declared national housing emergency and the adoption of National Planning Framework 4 (NPF4) have created fresh opportunities to promote land through emerging Local Development Plans.

Amid these changes, one thing remains constant: the need to deliver high-quality, sustainable communities that homeowners are proud to call home.

Andrew Mickel, Senior Director at Mac Mic Strategic Land, said: *"This investment offers an exciting new chapter, it is a huge vote of confidence in what we do. It enables the continued evolution of the business, giving us the firepower to scale up, accelerate and deliver more, not just more sites, but more of the outcomes that matter. Our heritage has given us specialist knowledge across all aspects of land, the planning system and communities. What sets us apart is our commitment to promoting land with care, integrity, and ambition. This exciting partnership with Cerberus enhances our ability to act quickly, invest more deeply, and support our landowners and partners even more effectively."*

A heartfelt thank you to all our incredible colleagues whose dedication has been key in getting us to this milestone. As we turn the page to a new phase of growth, I'm looking forward to what we'll achieve next."

A Cerberus Spokesperson added: *"Mac Mic Strategic Land has a strong track record of enabling the delivery of high-quality homes and shaping long-term, sustainable communities across the UK. We look forward to supporting their mission and collaborating with homeowners, communities, and partners to bring much-needed housing to the UK."*

Mactaggart & Mickel retains a shareholding in the business, with Andrew Mickel continuing as Senior Director and Ross Mickel remaining a Director. David Gaffney, of Ambassador Group, Cerberus's UK asset manager takes on the role of Chairman and Chief Executive, with Ambassador Group's portfolio management team supporting the business in an operating partner role.

In its partnership with Cerberus, Mac Mic Strategic Land will continue to bring its extensive in-house planning expertise to support landowners, agents, and partners nationwide. Whether it's promoting a single site or shaping an entire community, the team's focus remains the same: to unlock the full potential of land through collaboration, sustainable design, and people-first placemaking.

Landowners and agents with opportunities across the UK are invited to get in touch with Mac Mic Strategic Land at: www.land.macmicgroup.co.uk

Richborough submits multiple planning applications

We're taking a breath after submitting a whopping 11 planning applications that, if approved, will deliver almost 3,500 homes in our mission to supply land for new sustainable communities.



Spanning over 380 acres, from Keresley near Coventry to Ringmer in Sussex, each application has been shaped in close collaboration with stakeholders, local authorities, and landowners.

Applications have now been submitted for sites at:

- ⇒ Stoke Mandeville (650 homes, 111 acres)
- ⇒ Spencer's Wood (420 homes, 90 acres)
- ⇒ Wellesbourne (300 homes, 37 acres)
- ⇒ Keresley (350 homes, 52 acres)
- ⇒ Clifton upon Dunsmore (160 homes, 19 acres)
- ⇒ Henlow (120 homes, 13 acres)
- ⇒ Bishops Itchington (83 homes, 10 acres)
- ⇒ Kineton (70 homes, 9 acres)
- ⇒ Ringmer (180 homes, 24 acres)
- ⇒ Leominster (1,000 homes, 188 acres)
- ⇒ Stockton (80 homes, 12.3 acres)

James Bradshaw, Managing Director (Eastern) commented:

"Submitting these applications demonstrates not only the scale and ambition of our portfolio but also the expertise of our specialist teams. From landscape-led masterplanning through to technical design and robust planning, our in house specialist teams have played a vital role in shaping schemes that are thoughtful, deliverable and rooted in place."

Together, these applications represent a significant step forward in supporting housing delivery across the UK and reflect Richborough's commitment to creating resilient, inclusive communities.

Contact: James Bradshaw:

James.bradshaw@richborough.co.uk

Charity Spectacular raises £50,000 for Baby Lifeline

Richborough hosted an incredible charity evening with Baby Lifeline, raising £50,000 to help make maternity and neonatal care safer.

Nearly 500 guests from across the land, planning and development industry joined us at The Grand Hotel, Birmingham, for a night of laughter, dining and dancing.

Special guests included Baby Lifeline founder and CEO Judy Ledger MBE, BBC legend Nick Owen as Master of Ceremonies, TV's Geoff Norcott providing the comedy, and Will Farmer from the BBC's Antiques Roadshow as auctioneer.



Incredible prizes were won in the Heads & Tails game, Big Bang Draw and a nail-biting auction, with generous donations from many guests and companies. Proceeds will help Baby Lifeline fund vital equipment for maternity and neonatal units and deliver expert training for healthcare professionals.

Jon Bloor, Managing Director (Western) said:

"A massive thanks to everyone who supported and organised our event for Baby Lifeline. It was brilliant to get so many from the industry under one roof, with many travelling from across the country. Together we've raised an incredible amount that will make a huge difference to this important cause."

Contact Jon Bloor jonathan.bloor@richborough.co.uk



New site signs up for Richborough commercial

October has seen new sites come on board across both our residential and commercial arms.

Richborough Commercial has entered into a promotion agreement with a landowner to bring forward a new industrial and logistics opportunity in Nottinghamshire.

The 27-acre site is located on the A52 in Edwalton, a key route key across the East Midlands and links to the M1. The landowner was represented by Mather Jamie.

Nick Jones MRICS, group director of Richborough Commercial, said: *"This well-located site has the potential to bring forward 340,000 sq. ft of industrial and logistics development, providing new jobs and investment for the area."*

"It's the latest in our growing commercial portfolio and indicative of an industrial and distribution sector that shows no signs of slowing. We look forward to promoting the site through the local plan process and obtaining planning permission and securing a development partner at the earliest opportunity."

Learn more about Richborough Commercial [here](#)

Contact Nick Jones: nick.jones@richborough.co.uk

**New Planning
Promotion
Agreement ✓**



Richborough secure development partner for 110-Plot 'Grey Belt' site in Solihull

Formerly designated greenfield, our site in Balsall Common site gained outline planning consent under the Government's new 'grey belt' legislation earlier this year. The development represents a significant opportunity to meet local housing demand in a sustainable location while delivering major community benefits.



The approved scheme will create a new neighbourhood of around 110 homes, with a mix of types and sizes. 50% of the homes will be affordable, with a variety of tenures to meet local needs. The landscape-led masterplan delivers biodiversity gains around 5.1 acres of public green space to promote biodiversity with existing trees and hedgerows retained.

Hannah Deverell, Disposals Director at Richborough, said:

"Our priority has been to unlock this land to deliver high-quality homes and meaningful community benefits. Now falling within the new 'grey belt' rules, this site shows how the revised NPPF can bring forward smaller, sustainable developments. We are delighted to be partnering with Charles Church."

Contact Hannah Deverell:

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LPDF Events Schedule 2026

The LPDF team are currently planning our 2026 events calendar. We're excited to announce an expansion of our regional CPD events, which we intend to host in the following locations:

Newcastle, Manchester, Leeds, Birmingham, East Midlands, South East and Bristol.

If you have a venue in any of these areas that can accommodate approximately 50 attendees and would be interested in partnering with us, please contact Lucy at info@lpdf.co.uk.

Events are likely to be a late afternoon CPD style event with networking afterwards at a suitable location, although we are willing to be flexible to suit any partnering organisations requirements.