



Good News Bulletin- Edition 43—February 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 members.

Mintridge Strategic Land Announces Name Change to Colecar Strategic Land



A strategic land business based in Olney, Buckinghamshire, is excited to announce that it is changing its name to Colecar Strategic Land. This name change reflects our commitment to our clients and being able to deliver on our business plan to achieve the target of becoming a nationally operated strategic land business.

Colecar Strategic Land will continue to offer the same services that our landowners, agents and stakeholders have come to expect. The name change is part of a rebranding initiative to better align our name with our evolving business strategy and the value we bring to our clients. *"We are thrilled to introduce our new name, Colecar Strategic Land, which better represents the partners in the business,"* said **Tom Cardwell, Managing Director of Colecar Strategic Land** *"This change marks a significant milestone in our journey and underscores*

our commitment to delivering exceptional services to our landowner clients and stakeholders." The company's director Tom Cardwell and team members remain committed to delivering the company's strategic plan.

Colecar Strategic Land remains focused on its mission to maximise the value of land through securing planning permissions and promoting sustainable development. As part of this rebranding effort, Colecar Strategic Land has launched a new website at www.colecar.co.uk, which will provide a more user-friendly experience and showcase our business.

Our email addresses will also change to reflect our new name, but our phone numbers and office locations will remain the same. We appreciate your continued support and look forward to working with you under our new name.

Unearthing a Victorian Mystery at Witney

During a recent archaeological survey of Mac Mic Group's site in Witney, which included ground radar scanning and digging over 80 trenches, the archaeology team stumbled upon a rather peculiar artifact. Amidst the usual assortment of coins and brooches they unearthed something that left everyone scratching their heads.

To get to the bottom of it, the artifact was sent to the finds specialists for



further analysis. Imagine their surprise when it turned out to be a Victorian skirt lifter, dated between 1850-1900 – the ultimate 19th-century fashion hack for keeping skirts clean and preventing

trips. In Victorian times, ladies relied on skirt lifters to keep their dresses clean while crossing muddy roads. With the rise of bicycle popularity, these devices became even more essential for cycling, especially for those who chose skirts over the highly controversial new divided skirts.

Imagine what the Victorians would think of ladies in Lycra today! They'd probably be scandalised by the lack of modesty but secretly impressed by the practicality.

Outline Planning Application submitted for site in Crawley Down



Wates Developments has submitted an outline planning application for up to 350 new homes, (105 of which will be affordable), on a site in Crawley Down, Mid Sussex, on land off Turners Hill Road and Huntsland.

This will be a key development for Mid Sussex, where 1,356 new homes a year are required to meet Government targets. With an average of 1,140 new homes added per year since 2021, our development in Crawley Down could be integral in helping Mid Sussex District Council reach its housing targets.

Proposals were shaped in line with Local Plan policy and extensive consultation with the Council, key stakeholders and the general public. We took their feedback into careful consideration to evolve the plans to reflect local needs.

60% of the site will remain undeveloped, providing a wide range of publicly accessible space including extensive landscaped walking routes, biodiversity hotspots and the 'St Leonards Lookout'; a community gathering and viewing space featuring a bandstand, picnic area, children's play place, and community orchards.

Land sale for up to 147 new homes in Chesterton

Wates Developments has announced the sale of a 36-acre site in Chesterton, Oxfordshire, to Bellway Homes for an undisclosed sum.

The site on land south of Green Lane will make a significant contribution towards meeting local housing need in the area, with outline planning permission from Cherwell District Council (CDC) for up to 147 high-quality and sustainable new homes, 52 (35%) of which will be affordable.

Plans for the site also include new open green space, children's play areas, sports pitches and allotments, with easy access to local services and facilities.

Following submission of a planning application in January 2023, the site was subsequently identified in CDC's Emerging Local Plan as a sustainable location for residential development. Despite this, we had to fight an appeal to secure planning permission but ultimately secured the right outcome, winning our seventh planning appeal in a row in May 2024 at Chesterton.

Proposals for the site were shaped in line with emerging Local Plan policy and we consulted extensively with CDC and key stakeholders including the Parish Council, Chesterton FC and the general public, evolving the plans to reflect local needs.



Ainscough appointment

Ainscough Strategic Land is pleased to announce the appointment of Joel Patton who joins as Senior Land Manager to continue the growth and success of the business in the south of England .



Sale completion to start the year for Ainscough

Ainscough Strategic Land has completed on the sale of 13 acres in Congleton to Anwyl Homes. This is the second phase of the Somerford scheme and will deliver 119 new homes.



New sites signed up by Ainscough

Ainscough Strategic Land is pleased to have recently signed promotion agreements on new sites in Taunton, Bloxham and Wroughton, further enhancing its presence in the SW. Applications on all three sites are due to be submitted by Spring this year as part of a number of other applications being submitted across the country over the next 12 months.

Cala Homes announces new Southern division

Major homebuilder Cala has launched a new business division, Cala Southern, as part of its growth strategy across the South of England. Cala Southern will spearhead the company's westward expansion, enhancing Cala's presence in Dorset, Hampshire and Southern Wiltshire, to meet strong demand for high-quality housing. The new division will also manage Cala's existing live sites in these counties, including Winchester, Wimborne and Fordingbridge, previously overseen by Cala Thames.

Cala Southern will be led by incoming managing director Rod Martin who brings a wealth of experience to the role having worked across the housebuilding sector for almost 25 years, including in leadership positions at Taylor Wimpey and Redrow.



This year, Cala Southern will deliver 400 homes, with plans to increase this to over 500 homes annually by 2028. The division's new headquarters in Winchester will open in March, and the region will support around 90 new direct roles so far, and hundreds more jobs through subcontractor partners and the supply chain.

Kevin Whitaker, CEO of Cala Group commented: "Our strategy to expand Cala's presence in the South West of England has taken a significant step forward. The expertise within our team and success of our high-quality, sustainable homes across England, have given us the confidence to invest in Cala Southern."

"Cala is well-positioned to achieve our goal of building over 4,000 homes by 2029, across the Group. Aligned with this ambition, our teams throughout the UK are proactively looking to invest in sites with and without planning permission, for both short-term and future development. They have the skill and financial backing to unlock potential across the full range of planning and development opportunities."

Promotions With The Catesby Estates Team

Catesby Estates are pleased to announce a number of well-deserved promotions within the team across a range of specialisms.

Please join us in congratulating:

Design:

Laura Aldridge promoted to Senior Designer and Anna Parsons to Design Director.

Planning:

Victoria Groves promoted to Area Planning Director and Ed Barrett to Senior Area Planning Director.

Technical:

James Findlay promoted to Senior Technical Manager.

Land:

David Harper promoted to Senior Area Land Director.

All have consistently demonstrated exceptional dedication and expertise, and their hard work has been instrumental to the continued success of Catesby Estates.

Catesby Estates work hard at creating an environment that encourages growth and development of our employees and it's great to see them achieving the next step in their career.

Congratulations to everyone on these well-deserved promotions!



Recent Promotions Within The Land, Planning, Technical & Design Teams

Catesby Estates

part of Urban&Civic



Southern Land Portfolio Continues To Expand

Catesby Estates are pleased to announce the addition of five new sites to our promotion portfolio by our southern based land team.

These are all greenfield sites totalling 106 acres and 732 plots with two sites located within the administrative area of Rother District, and one in Wiltshire, Canterbury City and Ashford respectively.

All sites are in sustainable locations providing good access to a wide range of facilities and services.



Many thanks to the agents that helped us get these site deals over the line: Guy Jenkinson from Strutt & Parker, Chris Crook from Kingsgate Property Consultants Limited, Tim Duncan from Lambert & Foster Ltd and Anthony Wright from AJW Land & Development.

With a further 11 sites and 2,442 plots currently in legals, it looks set to continue being a busy few months for the team.

Planning application submitted for desirable new neighbourhood in Hertfordshire

Designed to an exceptionally high standard, our exciting outline plans for the 100-acre site of Croxley Green include: Up to 600 new homes in a range of types and sizes, including self-build and 50 per cent affordable housing.



A new primary school and land for future expansion.
A new local centre and civic space, including a medical centre, retail space and a community hub.

Extensive new parkland including play areas, fitness routes, communal food growing and view corridors integrating views of existing woodland and the Grade II listed Durrants House close by.

Croxley tube station is located just over a mile away whilst Watford Junction Station is located just under two miles away. Our outline masterplan has been reviewed by an independent Design Review Panel and a Design Code supports the application.

Nick Banks, Senior Regional Director, said: *"This is set to be a very attractive, enjoyable and sustainable place to live providing a variety of house types and tenures to which respond to local needs. We look forward to working with Three Rivers District Council and other consultees to secure a positive outcome for the planning application and subsequently marketing the site to find a suitable delivery partner."*

Contact Nick Banks: nick.banks@richborough.co.uk

New Manchester office space

Our busy North region has taken space at x+why's 100 Embankment on Cathedral Approach in the city centre. It is conveniently located just four minutes' walk from Victoria Station making it ideal for client meetings.

The space will accommodate our North team led by Managing Director (Western Division) Jonathan Bloor, Regional Director Harry Jackson and Planning Manager Connor Wigley. It will also be used by the wider Richborough team, including Richborough Commercial and our Land Studies unit.

It comes at an exciting period for the North region, which is gaining significant traction in terms of sites secured and applications being prepared.

Harry Jackson said: *"The North has seen substantial growth over the last couple of years and we now have the potential to deliver more than 7,000 new market and affordable residential plots for the region."*

"We are also actively looking for more new development opportunities to help support local authorities following the Government's recent announcement of increased housing targets under its NPPF reforms."

The full address for Richborough's Manchester office is: East Embankment Tower, 100 Cathedral Approach, Manchester M3 7FB

Contact: harry.jackson@richborough.co.uk



Taylor Wimpey appointed delivery partner for Rugby residential development

The 23-acre site is part of the South West Rugby Sustainable Urban Extension – known as Homestead View – which is set to create around 5,000 new homes, 35 hectares of employment and key community infrastructure including the South West Rugby Link Road.

Alongside their other strategic land interests in the Southwest Rugby allocation, Taylor Wimpey is proposing to deliver around 195 new homes on its newly acquired site, plus land for the Homestead Link Road and public open space. **Joe Jones, Regional Director at Richborough**, said: *"We are thrilled to have appointed Taylor Wimpey – one of the UK's largest housebuilders – as our delivery partner for this site. We can't wait to see it take shape and help answer the area's housing needs."*

"We would like to congratulate our landowner, and everyone involved in securing the sale ahead of our expected schedule. It reflects our expertise at achieving the best results for a wide range of landowners."

