



Good News Bulletin Edition 50 — September 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.

Richborough Completes Sale of 11-hectare Cranfield Site to Bellway

Richborough has sold an 11-hectare site in Cranfield, Bedfordshire, to Bellway Northern Home Counties Division with a Gross Development Value (GDV) of around £75 million. With outline planning consent in place, the scheme will deliver up to 180 new homes – 35% of which will be affordable – alongside a new off-site car park for community use.

The land, sold by the Turner family and St Albans Diocese, is located 15km from Milton Keynes and 17km from Bedford. Adjacent to a local school and benefiting from strong transport connections, it is ideally positioned for family housing. Planning consent was secured at appeal in October 2024, following Richborough's application in June 2023.

The approved masterplan takes a landscape-led approach, weaving the new neighbourhood into its setting by retaining and enhancing trees and hedgerows, and introducing new structural landscaping, informal open space, and a children's play area. A well-connected network of pedestrian and cycle routes will link the homes to the wider community, promoting sustainable and healthy living.

Richborough Disposals Director Hannah Deverell said:

"This is a fantastic outcome for the land-owners and for Cranfield. From the outset, our goal was to secure a consent that not only unlocked the site's potential but also delivered meaningful benefits for the local community. We're delighted to have achieved both."

Contact: Hannah Deverell: hannah.deverell@richborough.co.uk



 Richborough

Richborough Wins Appeal For Grey Belt Land in Shurdington

Richborough has secured planning permission on appeal for 50 new homes on a 5.5-acre Grey Belt site in Shurdington, Gloucestershire. The site is well suited to SME housebuilders and will deliver a comprehensive package of local benefits alongside much needed new homes.



The site was previously allocated for housing in Tewkesbury Borough Council's Regulation 22 Local Plan but later removed by the examining Inspector. Richborough submitted a revised outline application in 2022, which was refused by councillors in June 2024 over landscape, infrastructure and servicing concerns. Our appeal was upheld by Inspector R E Jones, who found the sustainable development benefits outweigh perceived adverse impacts.

Half the homes will be affordable (including 60% at social rent), with a further 10% of the homes reserved for self- or custom-build, providing greater choice and diversity. All will be delivered to energy-efficient, low-carbon standards exceeding current regulations.

The scheme also funds key infrastructure and community improvements:

- Highway upgrades
- Pedestrian and cycle access, plus footpath and bus stop upgrades
- Over an acre of public open space, including a children's play area
- Visitor parking and a new crossing for the local primary school
- Financial contributions to local services

Nick Banks, Senior Regional Director at Richborough, said:

"This is a hugely positive outcome for Shurdington. The decision will deliver high-quality, affordable, and energy-efficient homes while funding vital infrastructure upgrades. It also highlights the critical role Grey Belt land and SME housebuilders play in tackling the housing crisis."

Richborough's London Office Expands

Richborough's South East team has moved into larger space in London, as its workload increases due to growing demand for high quality residential development land.

The team - led by Senior Regional Director Nick Banks and comprising Senior Land & Planning Manager Rhys Tupper, Planning Manager Owen Weaver and Assistant Land & Planning Manager Oliver Wilkins has expanded at x+why Fivefields at 8-10 Grosvenor Gardens.

A record period of activity has seen the team build its pipeline to 40 projects across London and the South East. Nearly 50% of these are within the London Metropolitan Green Belt, with a significant proportion expected to fall into potential "Grey Belt" classification.



For the first time in its 2-year history, Richborough is now actively progressing projects within the Greater London Authority (GLA) boundary. This reflects a changing landscape: London's traditional reliance on high-density, high-rise apartment schemes has been disrupted by new regulations, with many developments delayed under the Building Safety Act and viability pressures mounting.

So far in 2025, Richborough has secured 14 new projects within the GLA and surrounding areas, capable of delivering more than 6000 plots.

Our in-house technical and design teams are central unlocking these land promotion opportunities, ensuring the right balance of density, quality and deliverability in higher-value locations.

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

The start of the summer proved to be a very busy time at Gleeson Land and we were delighted to have secured several promotion agreements, a number of disposals and additions to our expanding team over the last few months.

Several Promotional Agreements Secured

A 45 acre site within the Torridge district, became the 5th site secured in just 3 months for our Western team. The promotion agreement of a 57 acre scheme in Dacorum was also exchanged for our Central team as well as a 200 acre site for our Southern team within Waverley Borough. We were picked as the preferred partner for the delivery of a new community within Colchester on a 120 acre site with a legacy led landowner and again chosen as preferred partner on a 12.5 acre site within Wiltshire Council. A busy few months across all our regional teams!

Successful Disposals Across the Regions

Rapid site exchange in Billericay

Having secured planning in under a year from submission, our Southern team were thrilled to announce an unconditional exchange on our first Grey Belt scheme, Laindon Road, Billericay which includes 7.8 ha of open space. This highly sustainable site will deliver several benefits within Basildon Council including delivery of up to 250 much needed homes.



Success in Templecombe

The continued success of our new Western team continued with the completion of a 26.6 acre site, Templecombe. The scheme will greatly improve the local area with up to 140 new homes with associated community facility and public open space. Situated on the Southern edge of Templecombe,

this large village benefits from a mainline train station, doctor's surgery and school, amongst other significant amenities.



Another win for new Western team

We were delighted to have completed on 67 units at Goldwell Farm, Crewkerne, a complex scheme, where they were able to find a solution for the phosphate neutrality problem, a prevalent local dilemma. The creation of bio-diverse habitat area and open spaces, which will include a children's play area, adds to the positive community impact this scheme will have to the local area.



Our Growth Trajectory Continues

Our expanding team was evidenced by the recent recruitment of 2 new team members. Alex Palmer was recruited to support our growing Western team to help oversee all technical aspects of site acquisition. Dushyant Shastri was brought on board for our newly created Central England operating area to help provide technical assistance during the promotional and planning stages. Both new starters will help us stay ahead with our rapidly increasing land portfolio.

"I'm delighted with the continuing success across our three operating regions, it's a true testament to the hard work and commitment our teams give to each and every scheme. I'd like to thank the team, our consultants and all landowner partners for selecting Gleeson Land." **Guy Gusterson - Managing Director, Gleeson Land**

Mac Mic Group Submits Planning Application for Sustainable Neighbourhood in Maghull, Sefton

Mac Mic Group has submitted a planning application for a new residential-led development on the edge of Lydiate, Maghull. The proposed scheme includes up to 450 new homes—30% of which will be affordable—alongside a mixed-use local centre, mobility hub, and a comprehensive green and blue infrastructure network.

Mac Mic Group has successfully promoted this site to be removed from the Green Belt and is identified as safeguarded land for development. Sefton's housing number has increased significantly by **154%** against the current method, Mac Mic Group is delighted to be working positively with Officers to bring this site forward for earlier than anticipated much-needed housing delivery.

This new development represents a significant opportunity to create a vibrant, inclusive, and sustainable neighbourhood that reflects the character of Lydiate while meeting local housing needs and promoting long-term environmental and community benefits.

Key features of the proposal include:

- Up to 450 sustainably designed homes, offering a range of tenures and housing types to reflect local needs, with 30% designated as affordable.
- A 1,000 sqm mixed-use local centre and mobility hub, providing accessible community facilities, local employment, and retail opportunities—acting as a central hub for the neighbourhood.
- A strong emphasis on green and blue infrastructure, including the creation of a Nature Park, green corridors, and tree-lined streets to promote biodiversity, climate resilience, and wellbeing.
- Productive landscapes such as community gardens, orchards, and allotments to support health, well-being, and social cohesion.
- Integrated play provision with a mix of LAPs (Local Areas for Play) and LEAPs (Locally Equipped Areas for Play), designed for children of all ages and abilities.



Conor Roberts, Regional Director – South East at Mac Mic Group, commented: *“This planning application reflects our ongoing commitment to creating high-quality, sustainable communities. Our vision for Maghull is rooted in placemaking, connectivity, and environmental responsibility. We’re proud to bring forward a scheme that will deliver much-needed housing, vital community infrastructure, and long-term environmental benefits for future generations.”*

We extend our thanks to the landowners, lawyers, and consultancy partners for their support throughout the planning process. Special thanks to Kari Burton MRTPI MRICS, our Regional Head of Planning, for her leadership in bringing the application forward through a collaborative approach, with valuable support from Nick Rennie, our Strategic Land Manager for the South East.

Mac Mic Group is committed to continuing to engage with the local community and stakeholders as the application progresses through the planning process.

Mac Mic Group Submits Vision for 450-Home Sustainable Neighbourhood

The South West team at Mac Mic Group is pleased to confirm the submission of an outline planning application for a sustainable new neighbourhood at Curbridge Downs Farm, on the north-west edge of Witney.

The proposal outlines a vision for up to 450 new family homes, designed around the principles of sustainability, placemaking, and community benefit. The scheme supports West Oxfordshire District Council's existing and emerging growth strategy and represents a natural, well-integrated extension to the town.

Of the proposed homes, 40% will be affordable, and 5% are reserved for custom or self-build, reflecting a commitment to choice, inclusion, and housing diversity.

In total, around half of the development will comprise new public open space, including formal and informal play areas, walking and running trails, community gardens and allotments.

Key highlights of the proposal include:

- 450 new homes, with a mix of housing types and tenures
- 40% affordable housing and 5% custom/self-build
- Significant green infrastructure, including strengthened northern buffers and major landscaping throughout
- Potential for a community mobility hub offering EV charging points, bike and car hire, supporting sustainable transport

- A sustainable drainage system (SuDS) to responsibly manage surface water
- Provision of over 10% biodiversity net gain, enhancing local flora and fauna
- A heritage-themed local park, integrating on-site archaeological assets into the community experience through educational features
- New community facilities and play areas, enhancing local wellbeing and neighbourhood connectivity
- New and improved Active Travel Routes including pedestrian and cycling connections into Witney

The submission follows more than two years of collaborative work between Mac Mic Group, local landowners, and a specialist consultant team led by Savills. The team has worked to ensure the plans address the technical constraints while maximising community and environmental benefits.

Richard Kelso, Regional Land Director, commented:

"Many thanks to the consultant team led by Rob Linnell and Harry Ramsey at Savills for their hard work in coordinating this application. It's been just over two years since we entered a promotion agreement on this site, and the team has worked tirelessly to deliver a well-rounded, landscape-led proposal that delivers real community benefits."

Michael Gooch, Head of Planning, added:

"This scheme reflects our commitment to design-led, sustainable growth. Through thoughtful placemaking, it will form a distinctive gateway into Witney while providing much-needed housing and new and improved pedestrian and cycle routes."

The team looks forward to engaging with Officers, stakeholders, and the local community as the application progresses through the planning process.



SLG Hires Land Researcher as its Portfolio Expands

The Strategic Land Group (SLG) has appointed Leonie Sayle as Land Researcher as its portfolio of sites continues to grow.

Leonie joins SLG from Homes England where she was a Development Analyst following the completion of her Master's Degree in Urban Development and Planning at the University of Manchester.

SLG is one of the UK's most successful residential and renewable energy land promoters, currently working with a 19-site portfolio. It is actively promoting sites with the potential to deliver more than 2,500 new homes and 40,000 sq m of commercial space with a gross development value of circa £800 million.

Leonie will work alongside managing director, Paul Smith, to source new sites and development opportunities across the UK as SLG's portfolio continues to grow. SLG promotes landowners' sites through the planning process before securing its sale on the open market, playing an important role in meeting the UK's housing targets.

Paul Smith, Managing Director of The Strategic Land Group, said: *"We are working with landowners and sites across the country so it's a busy time for the business; Leonie's experience and knowledge will be a real asset as we continue to grow, identifying new opportunities and promoting sites through the planning system."*



Planning Permission for 130 Homes Granted

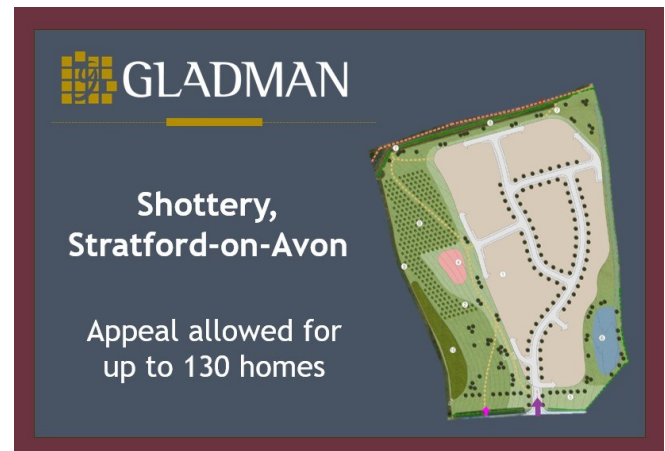
Following a public inquiry in July 2025, Gladman are pleased to announce that we have received planning permission for up to 130 dwellings on land north of Evesham Road, Shottery, Stratford-upon-Avon.

This is especially welcome as a previous scheme on the site was dismissed in 2015 for 155 dwellings,

Gladman have always considered this site to be a logical extension to Stratford-on-Avon in a sustainable location and through the hard work of our consultant and internal team have successfully demonstrated this fact 10 years later.

We would like to thank everyone involved in this project, but specific thanks to our appeal team for all their assistance and support in securing this permission.

Congratulations to our landowners.



Calling all LPDF full members. Send us your success stories to feature in our monthly good news bulletin.

Details and images should be supplied to Lucy at info@lpdf.co.uk.

Strategic Land Promotion Agreement at Folksworth, Cambridgeshire

Continuing its' expansion into the Midlands, Wates Developments has this month exchanged on a new strategic land promotion agreement at Folksworth, south-west of Peterborough.

Promoted in partnership with Bletsoes, the scheme spans over 100 acres and is set to deliver much-needed new homes alongside commercial development land suitable for a variety of uses, including logistics and roadside development.

This mixed-use opportunity sits adjacent to the A1(M), making it well-connected and attractive to both residential and employment uses.

Early engagement with Huntingdonshire District Council and neighbouring landowners will help shape a comprehensive, policy-compliant masterplan.

The project exemplifies our dual expertise in residential and commercial land, with strong planning fundamentals and biodiversity-led design.



Third Planning Application Submitted in Horsham for 45 New Homes

Wates Developments is pleased to have submitted a planning application for a sustainable new neighbourhood at Small Dole, West Sussex.



The proposed development will deliver up to 45 new homes, with 35% affordable housing, and a host of design features aimed at promoting wellbeing and biodiversity and creating long-term community benefit.

We've worked closely with the LPA on this site to bring forward a high-quality proposal which is in line with its proposed allocation.

Included in the proposals are:

- Net Zero Ready homes
- 18.36% Biodiversity Net Gain for habitats and 10.62% net gain for watercourses
- Car Club to support more sustainable transport choices
- Community orchard and circular walking route

Over 70% of the site will be publicly accessible open space, which will transform currently private land into a community asset.

This marks our third planning submission in Horsham and we're proud to be contributing to the district's future growth while supporting ecological and social value.

LPDF Summer Party 2025

A huge thank you to our 300 members and affiliates who braved the tube strikes to attend our 2025 summer party at Savage Garden. An afternoon of drinking, eating and networking, it has quickly become one of the biggest events in our yearly schedule.

Although not perfect weather the sun did make an appearance so we could enjoy the rooftop views with a drink in one hand and an ice cream in the other!

