



Good News Bulletin Edition 61— August 2026

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.

Northern Trust Land Secures Ten New Strategic Land Promotion Agreements Across England

Northern Trust Land Ltd has announced the successful signing of ten new strategic land promotion agreements over the last 12 months, further strengthening the company's growing portfolio of residential development opportunities across England.



The agreements, which collectively cover approximately 456 acres of land, represent the potential delivery of 3,000 new homes across a range of strategically located sites nationwide.

The newly secured sites are located across Shropshire, Lancashire, Greater Manchester, Derbyshire, Leicestershire, Staffordshire and Hampshire, with several

larger-scale schemes due to complete shortly. Commenting on the recent activity, **John Tootell, Strategic Land Director at Northern Trust Land Ltd**, said:

"The last 12 months have been exceptionally positive for the business, with a number of high-quality sites secured in key locations across the country. These agreements reflect the confidence landowners continue to place in Northern Trust Land and our ability to successfully navigate the planning system whilst maximising the value of their land interests."

Collectively, these further strengthen our significant strategic land portfolio and provide the opportunity to deliver much-needed new homes in sustainable locations. The strategic land portfolio is a key growth area for the business and with a number of other acquisitions already in the pipeline we will continue our investment in the sector. The recently issued revised NPPF, providing a significant shift in national planning policy, is also welcomed and comes at an opportune time as our activity is set to increase."

Northern Trust Land continues to expand its strategic land portfolio nationwide, working with landowners, farmers and agents to promote land through the planning system for residential and mixed-use development.

For further details on Northern Trust Land please visit the website at www.ntland.co.uk or **01257 238555**.

Residential Development Opportunity in Warwickshire

Richborough is working with Sworders to bring forward an exciting residential development opportunity at Wellesbourne, Warwickshire.



Planning consent was granted on appeal for the 38-acre site, which will deliver up to 300 new homes, including 35% affordable housing. The proposals meet the requirements of the Wellesbourne & Walton Neighbourhood Development Plan 2016–2031 and will provide a diverse range of home sizes and tenures, including much-needed family housing.

Located on former agricultural land on the north-eastern edge of the village, the development has been shaped by sustainable design principles. It will include generous areas of open space, direct access to neighbouring allotments and significant on-site biodiversity enhancements.

A new walking and cycling loop will connect with and extend existing routes, while a green corridor will create strong ecological and recreational links throughout the development. Further amenities will include play areas, community gardens and a connected recreational loop for residents and the wider community.

For further details, please contact Hannah Deverell:
hannah.deverell@richborough.co.uk

Plans Submitted for Attractive New Neighbourhood in Whitchurch

Richborough has submitted an outline planning application for a sustainable new neighbourhood on land off Wrexham Road, Whitchurch.

The proposals include up to 280 new homes, with policy-compliant affordable housing and a range of house types and sizes to help meet local needs.

The landscape-led masterplan includes significant public open

space, a circular walking route connecting to the existing network, safe pedestrian links and a new landscaped edge. Existing trees and hedgerows will be retained and enhanced, alongside opportunities to support biodiversity and healthy lifestyles.

Plans have been shaped by a comprehensive design-led process and feedback from local community engagement. The masterplan is supported by a Design Code that will ensure the vision for the site is carried through to the Reserved Matters stage.

Joe Jones, Midlands Regional Director at Richborough, said:

"We're delighted to have submitted this application, which will help address Whitchurch's housing needs while creating a high-quality and desirable place to live. It was very much a team effort with our in house design, technical and planning delivery teams all playing a role. We look forward to continuing our work with Shropshire Council, statutory consultees and local stakeholders as the application progresses."

For further details, please contact Joe Jones:

joe.jones@richborough.co.uk



Planning Submitted in Stockport

Richborough has submitted plans to Stockport Metropolitan Borough Council for a housing development of up to 75 homes in Woodford, near Stockport.

The 4-hectare site represents a natural and logical extension to Woodford. Compliant level of affordable housing is proposed, at 50% of the total housing mix.

Richborough's in-house technical team provided close support in the formation of the proposals, ensuring the future developable area can be maximised whilst providing a robust response to the site's drainage constraints.

Woodford is a well-served village, with a primary school, pre-school, village hall and local retail and is in close proximity to larger centres. The settlement has expanded in recent years through the Woodford Garden Village scheme and further development in the area is planned through Stockport's emerging Local Plan.

Planning Win Culminates in Successful Sale

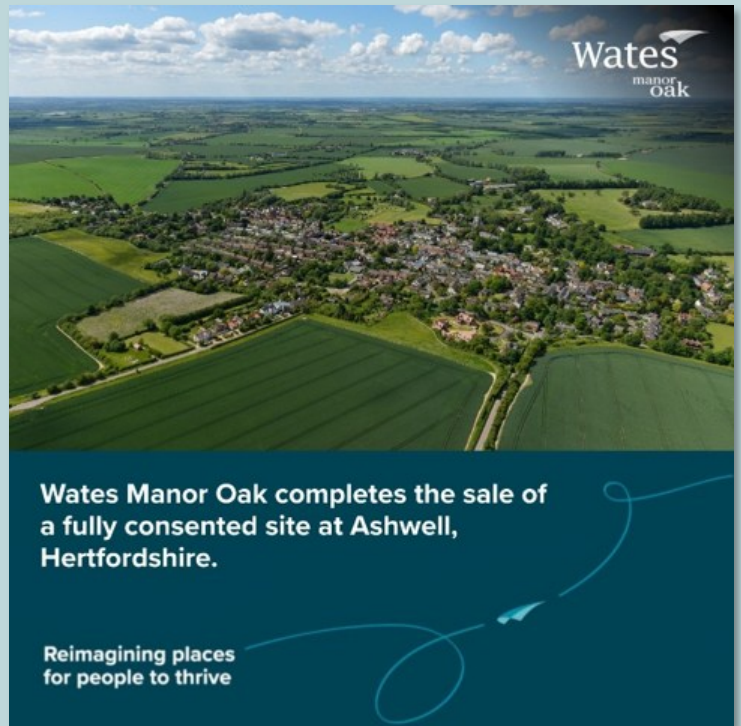
Wates Manor Oak has completed the sale of a fully consented site at Ashwell, Hertfordshire, with full planning permission secured for 14 new homes.

The site sold to Brampton Valley Homes on a simultaneous exchange and completion, marking another strategic land promotion success for our growing land business.

The scheme in Ashwell has quality built in from the ground up: a landscape-led layout that keeps the site's open views over the Cam Valley, with new orchard trees, flower-rich chalk grassland and native planting designed to deliver biodiversity and green infrastructure alongside the new homes.

Wates Land & Development division announced the acquisition of Manor Oak Homes in June 2026, with the Midlands-focused business now operating as Wates Manor Oak.

It marks a significant step forward for Wates Land & Development, further strengthening our position as one of the UK's leading land promoters, and is reflective of our long-term commitment to delivering sustainable development that creates lasting value.



Team takes on Surrey Three Peaks for Charity

On Friday 4th September, colleagues from Wates Developments, along with some of our business partners, are joining forces to take on the Surrey Three Peaks Challenge in aid of Mid Sussex-based charity, Kangaroos.

The team will cover around 17 miles across Box Hill, Leith Hill and Holmbury Hill to raise funds for Kangaroos, a fantastic charity that supports children, young people and adults with learning disabilities and additional needs, creating opportunities and experiences that change lives, and support whole families along the way.

There'll be sore legs and plenty of hills, but knowing what every pound raised will do for Kangaroos is exactly what will keep us motivated when the going gets tough.

However big or small, all support is greatly appreciated. Every penny goes to Kangaroos and the incredible work they do. You can sponsor the team via:

www.justgiving.com/page/wates-land-and-developments-2026

Wates
Land &
Development



GLADMAN

Gladman in the press

Call-in delays - Gladman in the Press

Our Mitcheldean scheme (180 homes, Forest of Dean) was recommended for refusal by the Planning Committee against Officer's advice. Under recent changes, the Council was required to refer this to the Secretary of State to consider calling it in, with the government deciding to do so a few weeks after committee.

The government has brought in this measure to try to dissuade committees from refusing schemes which they should be granting, with an idea to speed up decision-making. However, given a normal appeal would have been determined within six months, whilst the call in inquiry process is likely to take 9 to 12 months, Gladman have concerns that this measure is having the opposite effect.

Mathieu Evans recently spoke to Planning magazine about how a positive measure may be having unintended consequences. Read more [here](#).

Southminster – Appeal Allowed

We are pleased to share that our appeal for a residential development scheme in Southminster, Maldon, has been allowed.

This is one of the first appeal decisions to be issued under the new NPPF, published on 17 August, and secures outline planning permission for up to 110 new homes, including 30% affordable housing, alongside substantial public open space.



The Inspector found that Maldon District Council cannot demonstrate a five-year housing land supply and concluded that part 1ji of Policy S5 of the revised NPPF is engaged. The Inspector also recognised that the scheme would deliver numerous public benefits and attributed substantial weight to the delivery of both market and affordable housing.

Many thanks to the Gladman team: John Mackenzie, Robert Wilding, Marriyah Jabbar, Elly Haverty, Jason Molloy FIHE, Lynette Anderson and Lucy Davenport.

Also thank you to our expert barrister and consultant team comprising: Christian Hawley (No5 Chambers), Jason Tait (Planning Prospects), James Healey (Peninsular Acoustics), Gary Holliday FLI (FPCR), Simon Helme (Ashley Helme), Ben Pycroft (Emery Planning), Gail Stoten (Pegasus) and Suzanne Mansfield (FPCR).

Hayling Island – Appeal Allowed

We are delighted to announce that our appeal (ref. 6004299) for up to 300 homes (including 30% affordable housing) at St Mary's Road, Hayling Island has been allowed.

The decision follows Gladman lodging an appeal against Havant Borough Council's non-determination of outline planning application APP/21/01434. A public inquiry was held in June 2026.

As a consequence of the work undertaken by Gladman to address comments raised by statutory consultees, the Council did not defend the appeal. A local residents' group was, however, granted Rule 6 party status for the appeal and formally participated in the inquiry. Whilst giving due consideration to the concerns raised by the Rule 6 party in respect of flood risk, highways and ecological matters, the Inspector sided with the case advanced by Gladman.

The public benefits of the proposal include, among others, the delivery of a range of much-needed market and affordable homes, in an accessible and sustainable location, and within a borough where only a 1.3 -year housing land supply is in existence. It will also provide new green infrastructure for whole community use; generate economic benefits during its construction and operation; and secure the establishment of a wintering bird refuge, to be managed for the benefit of brent geese and waders in perpetuity.

When applying the tilted balance, the Inspector concluded that, notwithstanding conflict with the development plan, the adverse impacts of the proposals would not significantly and demonstrably outweigh the benefits. Therefore, the appeal was allowed and planning permission granted.

