



## Good News Bulletin- Edition 41—December 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.

### Planning Permission for 150 Homes in East Malling

Gladman are pleased to announce that our application for 150 dwellings (including 40% affordable housing) in East Malling received a resolution to grant planning permission subject conditions and the completion of a legal agreement from Tonbridge and Malling Borough Council, following the application being reported the Area 2 Planning Committee on 4th December 2024.

### Planning Permission for 177 Homes in Alfreton

Gladman are pleased to announce that following a public inquiry held in October, our appeal for up to 177 dwellings including 30% affordable housing in Alfreton, Amber Valley has been allowed.



### Site Sold with planning for 135 Homes in Newington

Gladman are delighted to report the Sale of the site at Newington to Dandara – Ian Cooper Land Director with the benefit of Outline Planning for up to 135 dwellings, 40% of which will be affordable homes.

## New address for our South East team

Richborough's growing South East team has relocated in London. Led by recently-promoted Senior Regional Director Nick Banks, the team is now based at the centrally located **x+why Fivefields at 8-10 Grosvenor Gardens**, just 4 minutes' walk from Victoria Station.

Fivefields offers stylish Grade A office space, conferencing facilities, breakout areas and outdoor roof terrace for meetings in the warmer months, with great views across the city.

It provides the ideal base for the team, which also includes Senior Land & Planning Manager Rhys Tupper, Planning Manager Owen Weaver and Assistant Land & Planning Manager Oliver Wilkins.

The facilities will be used by the wider Richborough team too, especially our Land Studies division – led by Alex Sciarretta – and Richborough Commercial – led by Nick Jones – as their workload increases in the south.

Full contact details for Richborough's London Office are: 8-10 Grosvenor Gardens, London, SW1W 0DH. 020 3011 1353 [nick.banks@richborough.co.uk](mailto:nick.banks@richborough.co.uk)



L-R: Paul Campbell, Rhys Tupper, Nick Banks, Owen Weaver and Alex Sciarretta

## Trio shortlisted for leadership awards!

Richborough CEO Paul Campbell, Chief Finance and Operations Officer Emma Fardell and People and HR Business Partner Karuna Bhatia have all been shortlisted in the West Midlands Leadership Awards 2025.

Paul has been shortlisted in the **Company Leader: 51-100 employees category**, for his vision and leadership in transforming Richborough into one of the UK's most successful and respected land promotion companies.

Emma has been shortlisted for the **Transformational Leader** award, in recognition of the growth and innovation she has brought to the firm, including the design and implementation of The Richborough Platform, a pioneering bespoke, digital business system.

Karuna has been shortlisted in the **HR Leader category** for being a driving force in Richborough's growth and evolution, positioning us as an employer of choice.

The awards ceremony takes place in Birmingham in March.



## Ethan Swift appointed full-time following work experience

In 2019 Ethan Swift came to work with Richborough on his work experience. Five years later he's returned to the fold, joining our growing technical team!



Ethan helps our technical experts to analyse development sites to maximise opportunities and drive value for our clients and landowners.

Karuna Bhatia, People and HR Business Manager for Richborough said: "This appointment highlights our dedication to identifying and nurturing talent, providing mentoring and career development opportunities that empower individuals to thrive within the industry."

## David Brocklebank celebrates 25 years at Wates

This year, David Brocklebank, Executive Managing Director of Wates Developments Group, celebrates 25 years with Wates and joins the prestigious Wates 25 Club, honouring colleagues with a quarter-century of service.

David has been instrumental in shaping the strategy and performance of the Development Group's strategy, transforming it into a cornerstone of the Wates business as the principal investment arm for development related activity. The business scope now extends to land promotion, development joint ventures, commercial land, BNG investment and commercial property. His leadership has been pivotal to Groups' success in the UK development sector.

Beyond Wates, David is a co-founding Board Member of the Land Promoters and Developers Federation and serves as a non-executive Director of Moat Homes.

## Thoughts on the Government's revised National Planning Policy Framework

*"Although it feels like a long time coming, the Government has moved swiftly to address the shortcomings of the 2023 NPPF, which hindered the delivery of the new homes required to tackle the UK's housing crisis.*

*Now, we have clarity on the way forward. It's crucial for civic leadership to take this opportunity to finalise Local Plans that meet housing targets without delay. During the run-up to this NPPF, we saw councils move heaven and earth to get their plans submitted under the old NPPF and its lower housing numbers. Let's hope this same urgency is applied to preparing new plans that rise to the Government's challenge.*

*While the revised NPPF offers no major surprises, it does provide further clarity on key issues like Grey Belt policy and transitional arrangements. One noteworthy addition is the requirement for councils operating under the old NPPF to supply an extra year of housing land if their plan is five years old, starting in July 2026. This provision could act as an incentive to update or develop Local Plans".*

**John Tarvit, Director of Planning at Wates Developments.**



At Wates Developments, we're proud to have achieved a 98% success rate for planning applications since 2005. This reflects our deep expertise in navigating complex planning processes and delivering successful outcomes for landowners, communities, and stakeholders. Whether it's residential developments or commercial spaces, we unlock the full potential of every site we work on.

## Season's Greetings



Wishing all our members and affiliates a very Merry Christmas and a Happy New Year.  
Thank you for your continued loyalty and support and we look forward to seeing you in 2025.