



## Good News Bulletin Edition 55 — February 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.

### Wain Estates boosts planning team with new appointment

Strategic land company, Wain Estates, has appointed Amy Aldridge (29) as senior planning and development manager, strengthening the privately-owned business's planning capability as it continues to grow its national portfolio.

Amy joins Wain Estates from a national land promoter, where she spent seven and a half years after graduating with a degree in Geography. During this time, she also completed an MSc in Planning, further strengthening her technical expertise and passion for the planning process.

Based at Wain Estates' headquarters in Warrington, Amy will be responsible for a varied portfolio of both large and medium strategic land sites across the UK, supporting landowners through the planning process and helping bring forward new housing opportunities in line with local authority targets.

Amy brings a unique landowner perspective to her role, having grown up on a sheep farm in Holmes Chapel, Cheshire. She believes this background has helped her build trust and long-term relationships with farmers and landowners, with an understanding of the seasonal pressures and demands on rural businesses.

**Commenting on her appointment, Amy said:** "I've always enjoyed being involved in the entire planning side of the job. It's incredibly rewarding to be part of something that can

*genuinely change people's lives and help landowners unlock value from their land. Coming from a farming family, I can relate to landowners and understand when certain times of year are busiest, which really helps when building relationships.*

*"I'm excited to join Wain Estates and be part of the close knit team. It feels like a really exciting time to join as a planner. Planning in the last few years has been strained, but the relaxation of restrictions feels refreshing and opens up opportunities to progress sites where it was much more difficult before."*



## Committee approval secured for new homes in Crewe

Richborough is thrilled to have secured approval at committee for a high-quality residential development on a 15.3-acre parcel of land off Crewe Road in Shavington, Crewe.

Our plans propose up to 120 homes in mix of types and sizes with 30 per cent affordable housing provision. Public open space, landscaping and improved pedestrian and cycle connectivity are also planned.

The site is in an excellent location close to local amenities and transport links.

**Joe Jones, Regional Director at Richborough**, said: *“Huge congratulations to our landowner, in house design, technical and planning delivery teams and all involved in securing this planning approval just six months after the application was submitted.*

*“Our success is testament to the extensive due diligence, research and consultation we undertook to design a policy-compliant scheme that will both help answer local housing need and create a sustainable and attractive extension to Crewe.”*

### **Development Partner Opportunity**

With approval now secured, Richborough will be marketing the site in the coming weeks to find a suitable development partner to deliver our vision for this development.

Interested developers are invited to [fill in this form](#)



## Welcome to Becky Pull and Matt Lacey

Richborough has appointed two new team members to further strengthen its planning and design capabilities.



**Becky Pull** has joined as **Planning Delivery Manager**, which sees her working closely with external consultants to prepare and submit planning applications, while also project managing live applications through determination with the aim of securing planning permission.

Becky holds an MSc in Urban and Regional Planning from the University of Birmingham and brings a wealth of experience from her previous roles at Barratt Developments, Cala Group and RCA Regeneration. Notably, she was involved in securing planning permission for Himley Village in Bicester, one of the UK's only Eco Towns to come forward.

**Matt Lacey** has joined Richborough's Design Team as **Design Manager**. He brings over 12 years' experience working with high-volume PLC housebuilders, including Persimmon, Bellway and Bovis Homes.

At Richborough, Matt will focus on the early stages of the design process, bringing invaluable insight into what housebuilders require at the development stage to ensure projects progress smoothly from concept to delivery.

**Karuna Bhatia, People and HR Business Partner at Richborough**, added: *“We are thrilled to welcome Becky and Matt to Richborough. Their combined experience across planning, design, and delivery significantly strengthens our in-house expertise. Both bring valuable perspectives from working within major housebuilders, which will further enhance how we collaborate with our partners and drive sites forward successfully.”*

## Northern Trust secures resolution to grant planning permission for up to 160 Homes at Skellow, Doncaster

Northern Trust Land Ltd is pleased to announce that it has secured a resolution to grant planning permission for a residential development of up to 160 new homes on a 6.4-hectare site located on land off Crabgate Lane, Skellow, Doncaster, subject to the completion of a Section 106 agreement.

The outline consent represents a significant milestone in bringing forward this sustainably located site, which forms the southern half of a wider residential allocation.

The proposed development will deliver a high-quality, policy-compliant residential scheme, including 23% affordable housing, open space provision, Green Belt compensation, and a financial contribution to the South Yorkshire Mayoral Combined Authority. The scheme will also deliver 10% Biodiversity Net Gain, ensuring ecological enhancements and long-term environmental benefits alongside new homes for the local community.

**John Tootell, Strategic Land Director at Northern Trust,** commented: *"We are delighted to have secured this resolution to grant planning permission for land off Crabgate Lane, Skellow, which represents an important step in unlocking this allocated site for much-needed new homes. The scheme has been carefully designed to meet all policy requirements, including the delivery of affordable housing, biodiversity enhancements and green infrastructure, ensuring a sustainable and well-balanced development."*

*"We have worked closely with our professional team and the local authority throughout the planning process, and we look forward to progressing the Section 106 agreement and bringing the site forward to the market."*

Planning consultancy support was provided by Pegasus Group, with Eddisons providing expert highways and transportation advice. Fisher German will be leading the marketing and disposal strategy for the site, seeking a development partner to deliver the scheme.

This latest planning success reinforces Northern Trust's continued commitment to promoting strategic land opportunities across the UK, supporting the delivery of sustainable new homes and contributing positively to local communities.

For further details on Northern Trust Land please visit the website at [www.ntland.co.uk](http://www.ntland.co.uk) or contact the team on 01257 238555.



## Northern Trust submits planning application for new homes in Weeton

Northern Trust Land Ltd is pleased to announce that it has submitted an outline planning application for the development of up to 49 new homes, together with associated infrastructure, on land at Church Road, Weeton.

If approved, the development would deliver a range of economic, social, and environmental benefits, including the provision of much-needed affordable housing. The proposal would also support the Council in addressing its current five-year housing land supply position and the wider housing shortfall within the Fylde Housing Market Area.

**Steve Glenn, Land Director at Northern Trust Land,** said: *"We are delighted to submit this application in Weeton. Our aim is to bring forward a well-designed, sustainable development that supports local housing needs while delivering wider community benefits."*

The application was prepared by De Pol Associates and submitted on behalf of Northern Trust Land. It is currently progressing through the consultation stage, with early responses received to date being positive.

**Alexis De Pol, of De Pol Associates,** commented: *"This site presents a strong opportunity for residential development in a sustainable location. We have worked closely with Northern Trust Land to ensure the proposals align with local planning policy and will contribute positively to the area."*

It is hoped that a decision on the application will be made by early Spring.

# Celebrating Our People: Promotions, Progress and Proud Milestones



## Promotions:

Congratulations to **Georgie Fricker**, **Declan Doherty** and **Jacob Mangham**, who've recently received promotions. Georgie has been promoted to Senior Land Manager; whilst Declan and Jacob have both been promoted to Land Manager.

2025 was a great overall year for our Land team. These promotions recognise strong individual performances which have played a role in our success and helping to drive the next phase of our growth.



## Progress:

Congratulations also to **Nora Dow MRICS MRTPI**, who has moved into the role of Senior Acquisitions and Disposals Manager.

Having joined us in 2025 as Senior Land Manager, Nora will now deploy her decade-long housebuilding experience to help strengthen our Acquisitions and Disposals team and expertise. Her invaluable skillset will help support our landowner clients, housebuilders and housing associations, as well as the sale of our growing consented land pipeline.

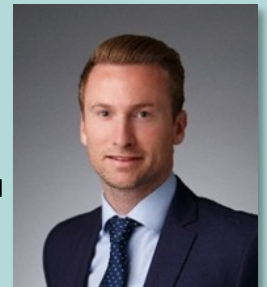
## Proud Milestones:

**Stephen Sedgley**, Land Director, and **John Tarvit**, Director of Planning, are celebrating significant milestones with Wates Developments this month.

**Stephen** celebrates his 10 year anniversary with us. From progressing strategic land opportunities and building strong landowner partnerships; to leading and developing the land team through a period of significant growth and change, Stephen has played an important role in shaping both projects and people.

**John** celebrates an incredible two decades with our business. In that time, the planning system has evolved beyond recognition — from red-line outline applications to today's complex, front-loaded process shaped by sustainability, biodiversity and regulatory change.

Congratulations to Stephen and John, and a huge thank you for your continued contributions to our business. It's a privilege to have had you with us for so many years.



## Land Sale completed in Storrington



Wates Developments is pleased to confirm the sale of our Storrington site, (Horsham District), to Matthew Homes, following the grant of outline planning permission in December 2025.

The consented scheme will deliver 62 new homes, helping to meet local housing need and marking another strong outcome for us. Our scheme in Storrington had full support of the Council and was approved locally.

**Shiv Singh, Acquisitions and Disposals Director, said:**

*"An amazing team effort – from the securing of planning, the detailed technical support and speedy sale process, Storrington perfectly demonstrates the capability of our team and those we choose to partner with".*

# HAWRIDGE LAND

## Hawridge Land's 92-unit outline application approved at committee, in Bletchley, Buckinghamshire

The four acre site on the edge of Bletchley town centre was acquired in December 2024, followed by submission of an outline application in March 2025.



Hawridge delivered a strong public engagement campaign, securing over 50 letters of support. The local ward councillor, Parish Council and Residents Association also backed the proposals, with only a single objection received.

Our proposals will deliver 92-homes, public open space and significant infrastructure contributions.

We aim to start on site in the first half of 2026.



## A further application unanimously approved at committee in December 2025

Following the approval of the Bletchley application, Hawridge's reserved matters application on our Framfield site was unanimously approved by the planning committee. The scheme will deliver 58 high quality new homes, including 35% affordable housing. It also secures substantial contributions

towards local infrastructure and achieves a significant biodiversity net gain. In addition, the plans provide extensive public open space and dedicated children's play areas, offering meaningful benefits to the local community.



## 2026 kicked off with planning secured by appeal for Hawridge Land

Hawridge Land is pleased to confirm that our Broad Lane, Beaconsfield site has secured planning permission via appeal, ending a complex planning process that began in 2023.

Following a Public Inquiry in November 2024, the appeal was initially dismissed. The decision was subsequently challenged and overturned by the High Court, clearing the way for a second Public Inquiry, which took place in November 2025.

At the second time of asking, the correct outcome was reached, and planning permission has now been granted for a sustainable scheme on the edge of Beaconsfield, delivering up to 120 new homes, 50% affordable housing and significant infrastructure improvements and contributions.

We are grateful to our exceptional legal team - Zack Simons KC, Iain Gilbey and Reza Newton-Sanders - whose expertise guided us successfully through the High Court challenge and both Public Inquiries, as well as the wider professional team, whose commitment was also instrumental to the outcome.

