



Good News Bulletin Edition 54 — January 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.

croudacehomes

Western team goes from strength to strength

Since Croudace Homes opened its new Western Region office in January 2024, the team has grown from 3 staff to 10, and the in-house expertise has expanded from land to now include technical and commercial departments.

We started with a portfolio of 10 sites, and this has almost doubled over the last two years. As well as Option Agreements, we've secured 3 Promotion Agreements, a first for the business, broadening our offering to landowners and opening a new revenue generating stream for Croudace.



We've had a great start to 2026 with full permission being granted unanimously for a draft allocated 99 home development near Alton in Hampshire. Other recent planning permissions and Resolutions to Grant will allow the first homes to be completed by the new Region next year in Wickham, Hampshire and Arborfield Cross, Wokingham.

This rapid growth and success has allowed us to expand into a larger new office space to support the Region's growth ambitions. We're all looking forward to another successful year!

Image: Croudace's new office near Reading. Image <https://thehivereading.co.uk/>

Landra Developments Ltd has launched a new website

As the business has grown, Landra identified the need for a clearer and more accessible way to explain who they are, what they do, and how they work with landowners, agents and professional teams. The new website has been designed to do exactly that.

Landra specialises in the promotion of land through the planning system, working in long-term partnership with landowners to unlock value responsibly and strategically.

Much of their work involves complex sites and sensitive locations, supported by carefully considered planning strategies.

The website sets out Landra's approach to land promotion, how landowner partnerships are structured, the experience of the team, and the values that underpin how they work. A key focus is on demystifying the land promotion process and helping landowners understand what to expect from the outset. The launch marks an important milestone for this LPDF member, with further insights, project updates and planning commentary to be added over time.

Website: <https://www.landra.co.uk>

LinkedIn: <https://www.linkedin.com/company/landra-developments-ltd/>

Planning Secured – Consented Residential Land for Sale in Cuffley, Hertfordshire

Following the successful grant of outline planning permission for 52 homes at Little Hallingbury, Essex, which we secured in partnership with Hawridge Land, planning permission has also been secured for residential development at Cuffley, Hertfordshire, and we are now bringing the site to market.

The site comprises Land at Colesdale Farm, Northaw Road West, Cuffley, Hertfordshire and benefits from outline planning consent for 44 new homes on a brownfield site extending to approximately 3.58 acres (1.45 hectares).

The approved scheme delivers 15 affordable homes and 29 private homes in a well-established commuter location, offering strong local amenities and excellent rail connections into London.

We are now inviting interest from housebuilders and developers seeking a consented residential opportunity within Hertfordshire. We welcome conversations with agents, developers or promoters with potential sites or joint venture opportunities.

For more information: contact@orchestraland.co.uk or www.orchestraland.co.uk



SLG's Shaw promoted to Land and Planning Manager

The Strategic Land Group (SLG) has promoted Michael Shaw to Land and Planning Manager within its Manchester office.

Shaw joined SLG in 2022 in a graduate role, working closely with Managing Director Paul Smith. He has since managed the promotion of a number of residential sites, developing expertise in land acquisition, promotion strategy and planning.

In his new role, Michael will support in securing new land promotion agreements while steering developments through the

planning system, working closely with landowners, local authorities and consultants.

Commenting on the promotion, Paul said: "We've had an incredibly busy 12 months and Michael has been instrumental in assessing new projects and progressing new sites through the planning system. His experience and expertise will be invaluable during the coming year, when we expect to submit a record number of applications."

Northern Trust sells Davenham site to Liberty Care Developments Ltd for new 72 bed care home

Northern Trust Land Ltd is pleased to announce the successful sale of a strategic development site in Davenham, Cheshire to Liberty Care Developments Ltd. The site, for which full planning permission was granted at the end of last year, will be developed into a high-quality 72-bed care home, delivering much-needed specialist accommodation in the local area.

The planning consent includes the creation of a new access point onto London Road, comprehensive landscaping, a new substation and associated infrastructure works – ensuring the project is well-positioned to deliver excellent design and connectivity.

Savills acted as lead agents on behalf of Northern Trust Land Ltd throughout the marketing and sale process.

John Tootell, Strategic Land Director at Northern Trust Land, said: *“On behalf of the landowners, we are delighted to have concluded the sale of this strategically significant site in Davenham, expertly guided throughout by Savills. Securing planning permission for specialist care provision is a strong endorsement of the scheme’s quality, and we are confident that Liberty will deliver an exceptional care home that meets the needs of the local community.”*

This transaction highlights the continued demand for well-located, consented development land and reflects Northern Trust’s commitment to bringing forward quality opportunities for landowners and developers alike. Liberty have been outstanding partners in this process – their expertise, pragmatism, and collaborative approach were fundamental to achieving this success. We look forward to seeing this scheme come to life.”

Emyr Williams, Group Development Director at Liberty Care Developments Ltd, commented: *“Liberty Care are delighted to have worked successfully with Northern Trust to secure a detailed planning approval for a 72 bed C2 care home on this site. A great example of teamwork. It shows that if one takes a pragmatic, can do attitude and work collaboratively with landowner / promoters, planners, conservation officers and local residents, we can deliver quality developments. These much needed care homes, bring significant benefits to the community providing much high-quality specialist dementia care in a beautiful environment. Great credit to our incredible planning team of Savills Planning, Cameron Rose highways, C Squared architects, and Donald Insalls our heritage consultants.”*

Northern Trust Land continues to work closely with local authorities, landowners, and trusted advisors to bring forward strategic land opportunities that support both local housing needs and long-term community growth



NORTHERN TRUST

WWW.NORTHERNTRUST.CO.UK

Northern Trust secures planning permission for up to 75 new homes in Badsey, Worcestershire

Northern Trust Land Ltd is pleased to announce that full outline planning permission has now been granted for its residential development site at Brewers Lane, Badsey, Worcestershire. The 8.9-acre site had previously received a resolution to grant consent, which has now been formally approved following the successful completion of the Section 106 agreement.

The approved plans allow for the creation of up to 75 new homes, bringing much-needed housing opportunities to the local area and supporting ongoing growth within the Wychavon district.

John Tootell, Strategic Land Director at Northern Trust Land, commented: *“We are delighted to have secured planning permission at Brewers Lane. This is a well-located and sustainable site that will deliver high-quality new homes for Badsey. Completion of the S106 agreement marks an*

important milestone, and we are encouraged by the positive progress in the marketing process. We hope to be in a position to announce the sale of the site in the coming months.”

The site has been marketed for sale by Savills (UK) Limited, and the disposal process is progressing well with strong interest from a range of prospective purchasers.





New Joint Chairmen take post and Land Director appointed at Pigeon

Pigeon has announced new senior appointments for 2026 which enhance the leadership of the company as it continues to grow its strategic land, development and investment portfolio.

Founding Directors Will Stanton and William van Cutsem have formally taken up their positions as Joint Chairmen of Pigeon Investment Management from 1 January 2026, following last summer's announcement. After 15 years, James Buxton has stepped down as Chairman and continues as a Director, as well as Executive Chairman of Pigeon Land.



Duncan Jenkins has been appointed as Land Director, reinforcing Pigeon's successful land promotion team. A Chartered Town Planner, Duncan joins from Endurance Estates, where he spent 15 years as Projects Director.



Pigeon secures Planning Approval for Major Logistics Development at Chelmsford

Pigeon has secured planning permission for Columba Park, a proposed 500,000 sq ft employment and logistics development on the A12 at Chelmsford, following a successful appeal for non-determination lodged in July 2025. The scheme is expected to support around 1,350 jobs and generate an estimated £46.7m in annual GVA for the regional economy.

Commenting on the approval, **Hugh French, Director – Development at Pigeon, said:** *"This is a significant scheme for Chelmsford and the wider region, and one that will deliver long-term economic growth along a key strategic route in the East of England."*



Planning Permission for new homes across West Suffolk

West Suffolk Council's Development Control Committee has resolved to grant planning permission for two major residential schemes in Ixworth and Bury St Edmunds, delivering up to 320 new homes in total. Both sites are allocated in the adopted West Suffolk Local Plan, supporting sustainable growth and helping meet local housing need.

In December 2025, the Committee approved Pigeon's application for up to 160 new homes off Bardwell Road, Ixworth, following several years of engagement with officers, stakeholders and the local community, alongside extensive technical and environmental work. The scheme includes 40% affordable housing, landscaping and ecological enhancements, and a transport strategy to support safe movement and active travel.

The Committee has also unanimously resolved to grant planning permission for up to 160 new homes north of Mount Road, Bury St Edmunds. The scheme includes 40% affordable housing, 10% custom/self-build plots, and more than 40% green infrastructure with open space, play areas and walking and cycling routes. It will also deliver Section 106 contributions towards schools, healthcare, highways and early years provision.



Ptarmigan

Major Milestone for Chelmsford Garden Community

Ptarmigan is pleased to report that Chelmsford City Council's planning committee unanimously resolved to grant planning permission for our proposals for 1,500 homes at Zone 1 of Chelmsford Garden Community. This milestone marks the beginning of an ambitious development that will ultimately deliver 6,250 homes over the next 20 years.

The site forms part of Strategic Growth Policy 6- North-East Chelmsford and was formally designated as a Garden Community by Homes England in 2019 through the National Garden Communities Programme.

Zone 1, located on the western side of the Chelmsford Garden Community, spans 82.5 hectares north of Channels and Beaulieu. This phase builds on Ptarmigan's 17-year involvement in Channels, where we delivered:

- 750 homes, including 250 affordable units
- Key infrastructure such as:
 - A new roundabout on Essex Regiment Way and the first section of the relief road to Beaulieu Park Station
 - A nursery school
 - Channels Country Park with skate park, playground, outdoor gym, and public art
 - A bus service for the first five years until self-sufficiency

We continue to support community-led stewardship through the Channels Stewardship CIC.

Zone 1, an exemplar, high quality, and comprehensively planned development, which is underpinned by TCPA Garden City Principles, will deliver (this list is not exhaustive!):

- 1,500 new homes, with a mix of housing types and tenures.
- 35% affordable housing and 5% custom/self-build.
- A Primary school including co located early years nursery.
- A mixed-use neighbourhood provision with a healthcare facility, a community building, and a mobility hub.
- Two strategic employment sites: the Innovation hub and the Channels Employment Hub.
- Pedestrian and cycle bridge over Essex Regiment Way.
- A strong emphasis on green and blue infrastructure. Large section of the Channels discovery park to deliver a 80-acre expansion of green space. This is to be delivered in the early stages of the development resulting in most of the Biodiversity Net Gain objectives being delivered in the early stages.

After a decade of collaborative and partnership working with Chelmsford City Council, Essex County Council, stakeholders and our Consortium partners, the committee decision marked a significant milestone from which the next stages can commence.

Hugo Kirby, Managing Director of Ptarmigan, said:

"This great result is the culmination of 17 years work at Chelmsford, having previously delivered 750 homes at Channels 1, and we look forward to taking this exciting development forward."





Planning Permission Granted in Little Hallingbury

Hawridge Land and Orchestra Land, working in joint partnership, announced in December 2025 that outline planning permission had been granted for our residential development at Little Hallingbury, Essex, following approval by Uttlesford District Council at planning committee. The scheme proposes up to 52 new homes, with 50% designated as affordable housing, and was confirmed by planning officers and committee members to meet Grey Belt policy requirements.

The application was submitted in August, following pre-application engagement with the Planning Inspectorate (PINS), the Environment Agency, the Lead Local Flood Authority (LLFA), and Essex Highways. This process was initiated while Uttlesford District Council was operating under special measures.

The approval marks the first major application in Uttlesford to be resolved under Grey Belt policy, representing a significant milestone for housing delivery in the district and is especially pleasing against a backdrop of Little Hallingbury Parish Council shamefully trying to designate the site for both Local Green Space and a 'green gap' in their emerging Neighbourhood Plan, a direct response to our application being submitted.



Wrenman Strategic Land submits planning application for up to 90 new homes at near Lancaster

Wrenman Strategic Land has submitted an outline planning application for a residential development of up to 90 new homes on land off Powderhouse Lane, Torrisholme. The proposals follow the recent approval of an adjacent scheme for up to 130 dwellings, reinforcing the area's role in meeting Lancaster's long term housing needs.



The development is designed to deliver a balanced mix of high-quality homes, including family housing and smaller units, incorporating affordable housing provision in line with local policy requirements. The masterplan prioritises green infrastructure, biodiversity enhancement, and active travel connections, ensuring the scheme integrates sensitively with its surroundings while supporting healthier, low-carbon lifestyles and sustainable movement patterns across Torrisholme and beyond.

The scheme is expected to generate a range of economic and social benefits, including construction employment, increased local expenditure, and the delivery of much-needed housing in a highly accessible location close to services, schools, and public transport.

Warren Cadman, Managing Director said: *"This application builds on the momentum created by the recent approval of the neighbouring 130 home development. Together, these schemes will help deliver a coherent, well-planned extension to Torrisholme, providing high-quality homes supported by strong infrastructure and environmental enhancements."*

Planning Approval Secured at Small Dole, Mid Sussex

Wates Developments have secured planning approval for the delivery of up to 45 high-quality, net zero carbon-ready homes on Land West of Shoreham Road, Small Dole. Approval was granted locally, through a unanimous decision.

The consented scheme uses a landscape-led design, with around 70% of the site remaining publicly accessible green open space. The proposals reflect a balanced approach to meeting local housing need while delivering lasting environmental and community benefits. Key elements of the approved scheme include:

- A minimum of 35% affordable homes
- Two new play areas, addressing the current lack of play space in Small Dole
- Significant BNG, with +25% for habitats and +10% for watercourses
- Solar panels, air-source heat pumps and EV charging for every home, alongside an electric car club.

The proposals - including significant public open space, plans for micro allotments, play areas and net zero ready homes, reflect our purpose of reimagining places where people can thrive, and will serve the needs of both residents and the local community.

Wates
Developments



Planning approved at Small Dole

Net zero-ready homes with lasting environmental benefits.

Reimagining places for people to thrive



Puckeridge Site Exchanged

Consented residential land exchanged with Greencore Homes in Hertfordshire

Reimagining places for people to thrive

Strategic Land Secured for 500+ new homes

Wates Developments have secured a significant strategic land opportunity, circa 74-acres, within the Rother District, (East Sussex).

The site is identified within Rother DC's emerging planning framework as a draft allocation for around 540 new homes. It represents a substantial opportunity to support future housing delivery in a sustainable and well-planned location.

Securing land of this scale and potential is a great example of what can be achieved through strong teamwork and persistence, and we look forward to advancing the site through the planning process.

Site in Puckeridge sold to Greencore Homes

Wates Developments have completed the sale of a consented site in Puckeridge, (East Herts), to Greencore Homes.

Greencore Homes is recognised for its strong focus on sustainability and high-quality, low-carbon homes — values that closely align with our own approach to land promotion and development. Planning approval was secured for the scheme locally, with an unanimous decision.

The sale reflects what we're seeing more of in the market: housebuilders actively seeking well-consented, deliverable sites, particularly where sustainability credentials are firmly embedded from the outset. It's another great example of how collaboration and persistence can help unlock opportunities, even in a challenging market.

With a strong pipeline of consented land coming forward again this year, we remain focused on bringing the right sites to market and working with partners who share our long-term vision for sustainable placemaking.



Puckeridge Site Exchanged

Consented residential land exchanged with Greencore Homes in Hertfordshire

Reimagining places for people to thrive

Richborough partners with Bromford to deliver new affordable homes in Wychbold

Richborough has secured full planning consent and confirmed Bromford as development partner for a new 17.3-acre residential scheme at Crown Lane, Wychbold, Wychavon. The site will deliver up to 128 affordable homes, providing a significant boost to local housing supply.



Planning permission was granted at appeal in October after an extended determination period, with Richborough, working alongside planning consultants RPS, successfully demonstrating that the scheme represents a sensitively designed edge-of-village extension aligned with local character and identified housing needs under the South Worcestershire Development Plan.

Located close to Droitwich and Worcester, with strong connectivity via junction 5 of the M5, the development will incorporate extensive green infrastructure, including landscaped open space, native planting and improved pedestrian links into the village.

Hannah Deverell, Disposals Director at Richborough, said: *"This scheme has been carefully shaped to respond to local character and community need and we're pleased to see it progressing with a partner committed to high-quality affordable homes."*

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

Katherine Titley joins Richborough from Gleeson Land

Richborough has appointed Katherine Titley as Regional Director for its South West region where she will lead our ambitious plans to significantly expand our residential and mixed-use portfolio.

Working closely with Richborough's Western Division leadership and in-house multidisciplinary teams, Katherine has come on board to help unlock new land opportunities and maximise existing sites across Hampshire, Surrey, West Sussex, Wiltshire, Dorset, Somerset, Devon and Cornwall.

Katherine said: *"I'm looking forward to working with the team to expand our impact and deliver exemplary planning permissions that provide the much-needed high quality new homes, spaces and communities that Richborough is known for. We aim to drive sustainable growth and deliver high-quality outcomes for landowners, communities and housebuilders, further strengthening the Richborough's presence across the south and south-east of England."*

Katherine joins from Gleeson Land, where she was Land Director leading the Southern region and overseeing land opportunities from acquisition and planning through to sale. Previously, she was Development Director at Berkeley Strategic.

To discuss SW land opportunities, contact Katherine: Katherine.titley@richborough.co.uk



Residential planning permission secured on appeal in Melbourne, Derbyshire

Richborough has secured outline planning permission on appeal for up to 135 new homes on land south of Kings Newton Lane in Melbourne, South Derbyshire. The proposed residential development will deliver 30% affordable housing alongside financial contributions towards education, healthcare and transport, supporting the district's long-term housing needs. Design-led proposals include extensive public open space, cycle paths and high-quality landscaping, alongside a minimum 10% Biodiversity Net Gain and 20% National Forest planting in line with local policy.

The scheme forms part of Richborough's wider commitment to supporting sustainable growth across South Derbyshire while respecting local character and environmental priorities.

Anabel Christmas, Senior Regional Director at Richborough, said: *"This appeal outcome reflects the extensive work that has gone into creating a well-designed scheme that responds to local need while respecting the surrounding environment. We look forward to marketing the site and securing a development partner to deliver much-needed new homes for Melbourne."*

To discuss Richborough's East portfolio, contact Anabel: anabel.christmas@richborough.co.uk