



Good News Bulletin Edition 60— July 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.

A New Flagship Neighbourhood for Salford Given the Green Light

Peel Land's plans to bring a new neighbourhood of up to 282 family homes, next to the RHS Garden Bridgewater, to the East of Boothstown, has been given the greenlight by Salford City Council.

The site's location, off Leigh Road between Boothstown and Worsley, adjacent to the RHS Garden Bridgewater, will deliver a new family orientated community featuring exceptional quality homes at the top end of the housing market, ranging from two to six bedrooms, in an attractive landscaped setting.

This one-of-a-kind opportunity, means it can also make a major contribution towards the City's affordable housing crisis, providing 50% or up to 141 new affordable homes, through a combination of on-site delivery and contributions for delivery elsewhere in the City.

The approved plans include a package of local road and footpath improvements, ensuring the new homes will be accessible whilst promoting walking, cycling and use of public transport.

Nature will feature highly within the East Boothstown scheme, incorporating woodlands and wetlands for wildlife to thrive as well as green, open spaces including play areas and fitness trails with improved access to the picturesque Bridgewater Canal and RHS Garden Bridgewater.

A spokesperson for Peel Land said: "We're delighted with the decision taken by Salford's Planning Panel today to approve

the planning application for this special site to create a truly one of a kind development.

"It's been many years in the making and we will now look to work with housebuilder partners and the Council to move forward with the Places for Everyone Plan to deliver a high quality development that also makes a significant contribution towards meeting the City's affordable housing needs."

Plans for East Boothstown form part of Peel Land's wider commitment to Salford to bolster the number and quality of market and affordable homes being delivered across the city over the next decade. Crucially, now plans have been approved it unlocks 28 affordable homes to be delivered in Boothstown and a further 113 by Salford City Council where they are most needed across the City.

The 23-hectare site was allocated for housing in March 2024 as part of the Greater Manchester Combined Authority's 'Place for Everyone' plan - a long-term plan for tackling housing shortages across nine Greater Manchester districts including Salford. It was removed from the Green Belt and allocated for housing.



Planning Appeal Allowed in Basildon

Hawridge Land is delighted to confirm that the Planning Inspectorate has allowed our appeal for up to 40 new homes at Bells Hill Road, Basildon.

The Inspector found that the site is Grey Belt, that the proposal is not inappropriate development, and that it would not harm the character of the area. The scheme will deliver up to 40 homes, including 50% affordable housing, alongside public open space, biodiversity enhancements and infrastructure contributions.



Resolution to Grant Secured in Codicote

North Hertfordshire District Council has resolved to grant planning permission for 30 new homes in Codicote, subject to the completion of a Section 106 agreement.

After officers initially recommended refusal on ecological grounds, detailed discussions and independent legal advice led to a recommendation for approval. Following extensive consideration by the Planning Committee, members voted to support the scheme, recognising that an appropriate ecological solution had been demonstrated and that the proposal accords with planning policy.



New Promotion Agreement Signed in Buckinghamshire

Hawridge Land is delighted to announce the signing of a new promotion agreement on 55 acres of land in Buckinghamshire, with the potential to deliver approximately 300 new homes. The new project represents another flagship opportunity for the business as we continue to expand our portfolio across the Southeast.

The emerging proposals include 50% affordable housing, extensive green infrastructure, open space and community facilities. Engagement with residents and stakeholders will begin shortly to help shape the plans and ensure they reflect local priorities.



Reserved Matters Approval in Buckinghamshire

Hawridge Land is pleased to announce that Buckinghamshire Council's Strategic Sites Planning Committee has unanimously approved our reserved matters application for 87 new homes.

The approved scheme will deliver 87 high-quality homes, including 48% affordable housing, significant infrastructure investment, public open space, children's play facilities and a substantial biodiversity net gain.



Sale Completed of Farnham Development Site

We are pleased to announce the sale of our residential development site in Farnham, Surrey, to premium housebuilder Nicholas King Homes.

Sigma Homes Group secured detailed planning permission in Waverley District in 2025 for the 3.7-acre site following a successful planning appeal. Located on Wrecclesham Hill, the site occupies a prominent position on the south-western edge of Farnham, adjoining a housing allocation identified within the local neighbourhood plan.



The approved plans comprise 26 new homes, including eight affordable dwellings, with an attractive design inspired by the local vernacular. A varied palette of red and slate roof tiles, brickwork and timber-effect cladding is complemented by traditional details such as bay windows and entrance porches. The homes will each benefit from private gardens and parking in garages, off-road or parking bays.

Generous landscaping, including woodland, a central green space, a Sustainable Drainage System (SuDS) and new pedestrian and cycle routes, will help create an attractive and biodiverse environment.

Christopher East, Managing Director, said: *"The successful sale of the Farnham site is an excellent outcome and reflects the hard work, expertise and collaboration of everyone involved over the past four years. Securing detailed planning permission last year, through an appeal, was a significant achievement, and the level of interest we received from the market demonstrated the quality and potential of the site."*

"It has been a pleasure working alongside the team at Nicholas King Homes throughout the transaction, and we look forward to seeing the development come forward to deliver much-needed new homes, including affordable housing for the local community."

Sigma Homes Group Promotes Damian Sullivan to Planning Director

Sigma Homes Group has promoted Damian Sullivan to Planning Director, strengthening the company's continued investment in its growing land promotion and planning business.

Damian has played a key role in shaping Sigma's planning strategy for more than six years, providing expert guidance on land acquisitions, leading consultant teams, and successfully progressing sites through the planning process, from initial appraisals to planning applications and appeals.

His promotion comes as Sigma Homes Group continues to expand its portfolio of strategic land opportunities following its transition from housebuilding to a specialist land promotion and planning business. The company is currently progressing projects across Surrey, Sussex, Hampshire, Buckinghamshire and London, including sites in Greenwich and other strategic locations.

Christopher East, Managing Director of Sigma Homes Group, said: *"Damian's promotion is thoroughly deserved and reflects the significant contribution he has made to the business over the past six years. His planning expertise, commercial understanding and collaborative approach have been instrumental in progressing a wide range of projects."*

Damian commented: *"I'm delighted to take on the role of Planning Director at what is an exciting time for Sigma Homes Group. I've thoroughly enjoyed the variety of projects I've had the opportunity to work on and helping to solve planning challenges alongside colleagues, consultants, local authorities and communities."*



Planning Approved in Bentley, East Hampshire

One month on from welcoming Manor Oak Homes into the Wates family, Wates Manor Oak has secured its first planning approval under the new name.

East Hampshire District Council has approved plans for 21 new homes on land west of Somerset Fields in Bentley, Hampshire, with 43% of the homes to be delivered as affordable housing, helping to meet significant local need.

The scheme offers a mix of one to four-bed houses and five bungalows, sensitively designed at low density to protect the setting of the Bentley Conservation Area, with generous green open space throughout.

William Main, Founder and Managing Director of Wates Manor Oak, said: "We're thrilled to have secured planning approval for these vital new homes in Bentley. Driven by our purpose of reimagining places for people to thrive, the proposals bring together new, affordable homes and large areas of public open space while maintaining the historic look and feel of the surrounding village."

A strong start for the newest part of our Land & Development division and a sign of what's to come.



Planning approved in Bentley, East Hampshire

Wates Manor Oak's first planning approval came one month after joining the Wates.

Reimagining places
for people to thrive



Expanding our footprint for nature
Wates Wildscape acquires its third BNG habitat creation site

Reimagining places
for people to thrive

Wates Wildscape Acquires its Third BNG Habitat Creation Site

We're proud to announce the acquisition of our third Wates Wildscape site, a 147-acre site near Kettering, North Northamptonshire.

This latest addition to our growing portfolio marks another step forward in our mission to restore nature at scale. Across grassland, shrub, trees and hedgerows, early provisional estimates point to transformational ecological change:

- More than 80% biodiversity improvement to grassland, shrub and trees.
- Over 350% biodiversity improvement to hedgerows.
- New soil testing underway to assess carbon sequestration benefits.

But this site isn't just about biodiversity metrics. It's about people too. The site will feature a dedicated birdwatching

hide giving local residents a space for contemplation and connection with nature. And we're exploring opportunities to link with local schools, bringing the next generation into the annual monitoring process and building a lasting relationship between the community and the land.

Three sites in. The work continues.

To find out more about what Wates Wildscape can do for your BNG obligations, please get in touch: at: wateswildscape@wates.co.uk

Wates
Land &
Development

Gladman Rebrands

Alongside a successful end to our financial year, the team at Gladman are delighted to launch our new branding and website.

For almost four decades, Gladman has been at the forefront of change within the planning and development industry, and we wanted our refreshed logo and branding to reflect our continued professionalism and entrepreneurial spirit.

Our new brand reflects what we do as a business: partnering with landowners to realise the potential of their land.

Our new website is easier to navigate, helps prospective landowner and housebuilding partners understand who we are, and showcases our proud track record of success.

Take a closer look at www.gladman.co.uk

High Court Uphold Our Appeal in Faversham

The High Court have upheld Gladman's Appeal win (for 250 homes in Faversham, Kent) in a judgment which further clarifies the correct approach to sequential test for flood risk.

This positive judgment follows on from our successful quashing of a previous appeal decision in Lancaster, where an Inspector wrongly considered a lack of sequential test was of itself terminal.

Together with the recent judgment regarding an appeal in Yatton, the Courts have now provided considerable clarification on the correct approach to decision making when the sequential test is not passed, but where the development as constructed would not be at risk of flooding.

The judgment is also one of the first to consider the change to the wording of NPPF footnote 7 from 'clear' to 'strong reason' for refusal:

The Judge notes 'strong' represents a higher test than 'clear' [70] and finds decision makers can take into account the nature of the harm in determining what constitutes a strong reason as a matter of planning judgment [60]. This underlines that the mere presence of a factor within Footnote 7 is not a knockout, something which is of relevance to site selection during plan making as well as deciding if the tilted balance is disengaged.

Planning Granted in Hoo St Werburgh, Medway

And we are off... First Planning Permission of our new financial year The team have secured planning permission at Hoo St Werburgh in Medway, Kent for 240 homes by way of Appeal.

The Council decided not to contest the appeal, but the case was defended by an active local opposition group. The Inspector found an acute shortfall in housing land supply (at least 4,600 homes) and applied the tilted balancing in allowing the appeal.

Reflecting on FY26

Whilst attention has already turned to delivering results for our landowner clients in our new financial year, we want to take a moment to reflect on the successes of the last 12 months. It has been a huge team effort trying to navigate the changes to the planning system and working in a challenging land market. We wish to thank our landowners for placing their trust in us, their representatives, and our external consultant teams.

Key Successes:

Planning:

19 approvals, equating to 2,840 homes
38 allocations secured, totalling nearly 17,000 homes
43 applications submitted, equating to 10,000 homes

Land Sales:

12 sites sold, to 9 different purchasers, equating to nearly 1,800 homes
47 consented sites at various stages of the sales process.

To ensure our continued success, we remain as keen as ever to identify and secure new strategic land opportunities. We believe our unrivalled track record and extremely strong financial base create a compelling proposition for landowners. If you or your clients wish to discuss any potential land opportunities, our land team would be delighted to hear from you at land@gladman.co.uk or **01260 544710**.

FY26 in Numbers



19 approvals, equating to **2,840 homes**



38 allocations secured, totalling nearly **17,000 homes**



43 applications submitted, equating to **10,000 homes**



12 sites sold, to **9 different purchasers**, equating to nearly **1,800 homes**



47 consented sites at various stages of the sales process.

Stepping up for St Basils

Richborough has continued its support for youth homelessness charity St Basils, with colleagues recently taking part in the charity's 2026 Hike for Homeless at Kinver Edge. The team enjoyed a fantastic day of hiking alongside friends, colleagues and even a few canine companions.

The hike comes almost a year after more than 20 Richborians completed the gruelling 3 Peaks in 24 Hours challenge, raising over £30,000 to fund an outdoor adventure trip to Coniston for young people experiencing or at risk of homelessness.

We're delighted to hear the group has now returned from an unforgettable four-day trip filled with climbing, canoeing, gorge walking and team-building activities, helping them build confidence, resilience and lasting friendships. Thank you to everyone who has supported our fundraising efforts over the past year - your generosity is making a real difference to the lives of young people.

Enjoy the young people's trip highlights in this video [link](#)

For more information please contact

Catherine.Martin@richborough.co.uk



Unanimous Approval Secured at Clitheroe Planning Committee!

Richborough has secured a resolution to grant planning permission for up to 200 new homes in Clitheroe, just five months after the application was validated.

The scheme will deliver 30% affordable housing, public open space, children's play areas and active travel routes, while retaining key views of Pendle Hill and the Forest of Bowland National Landscape.

Formed with close support from our Design Team, the proposals received unanimous support from Ribble Valley Borough Council's Planning Committee, recognising the site's sustainable location and high-quality design.



Our Planning Manager (North) Connor Wigley said: *"This is an inherently sustainable site on the edge of the authority's key settlement for growth. Our proposals provide a high-quality scheme at the gateway to Clitheroe that will integrate any future development positively into its surroundings. It was great to see this acknowledged by Members and reflected in their unanimous vote in favour of the application".*

For more information, please contact

connor.wigley@richborough.co.uk

Outline Plans Submitted for New Neighbourhood in Whitchurch, Shropshire

Located off Wrexham Road, Richborough is proposing up to 280 new homes including policy compliant levels of affordable homes. The landscape-led masterplan places equal importance on people, nature and place, with

- Significant areas of publicly accessible open space including a circular walking route through that connects with the existing movement network and encourages healthy lifestyles.
- Attractive, direct and safe pedestrian routes will link new homes to key destinations, making walking the natural choice for shorter everyday journeys.
- Our proposals have been carefully informed by the site's existing landscape character, retaining and enhancing established trees and hedgerows while introducing a new landscaped edge that provides a soft transition to surrounding countryside.

Joe Jones, Richborough's Midlands Regional Director, said:

"We're delighted to have submitted this planning application which will help answer Whitchurch's housing need while creating a high quality and desirable place to live. We look forward to continuing to work with Shropshire Council and statutory consultees as the application progresses."

For more information, please contact

joe.jones@richborough.co.uk

Northern Trust Land Secures Outline Planning Permission For Residential Development At Church Road, Weeton

Northern Trust Land is pleased to announce that outline planning permission has been granted by Fylde Borough Council for a residential development on land at Church Road, Weeton.

The outline planning application grants consent for the development of up to 49 new homes, including 30% affordable housing, subject to the completion of a Section 106 Agreement

The proposed development will deliver a high-quality, sustainable residential scheme designed to meet the area's identified housing needs, providing a mix of market and affordable homes in a well-connected and accessible location. The development has been carefully planned to complement the surrounding area while creating an attractive new neighbourhood for future residents.

Commenting on the planning approval, Stephen Glenn, Land Director at Northern Trust Land, said: *"We are delighted to have secured outline planning permission for our proposed residential development at Church Road, Weeton. The approval represents an important step in delivering much-needed new homes within Fylde, including a significant proportion of affordable housing. The scheme will provide a timely boost to local housing delivery in an attractive and sustainable location, helping to meet both current and future demand across the borough. We would also like to thank DePol Associates and the wider consultant team for their professionalism and commitment throughout the planning process. Their expertise and collaborative approach have been instrumental in achieving this successful outcome."*

The planning approval represents another significant milestone for Northern Trust Land in its ongoing commitment to promoting strategic land opportunities across the UK. By working collaboratively with local authorities, landowners and stakeholders, the company continues to bring forward sustainable, deliverable developments that support housing growth and create long-term value for local communities.

Following the grant of outline planning permission and completion of the Section 106 Agreement, Northern Trust Land will progress its disposal strategy to deliver this high-quality residential scheme.

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

