



Good News Bulletin Edition 59 — June 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.

Deeley Group praises partnership working after unlocking Warwickshire housing schemes

Partnership working and bold decision making helped unlock a pair of schemes in Nuneaton and North Warwickshire.

Deeley Group worked alongside private and public sector partners to enable construction to begin on more than 110 homes in Atherstone and Nuneaton.

The schemes include a 70-apartment Extra Care development at the former Britannia Works site in Atherstone and a 42 apartment retirement living scheme at Bermuda Road in Nuneaton.

The schemes show how proactive partnership working can turn complex sites into much-needed housing.

Deeley Group was brought in by Housing 21 to unlock the Atherstone site, where proposals had stalled for more than a decade and listed buildings had fallen into disrepair.

Deeley Group, North Warwickshire Borough Council, Housing 21, Homes England and the Canal & River Trust established a clear route forward, with the council helping the Section 73 application move from submission to approval within two weeks.

That enabled Deeley Group to secure the Canal & River Trust closure window and start works under licence before the Housing 21 transaction completed in March, moving a scheme stalled for more than 10 years from planning approval to site start within the Homes England funding window.

The firm also brought forward the 42-apartment retirement living scheme on a constrained Bermuda Park site, where its involvement spans more than 50 years.

Deeleys worked with Nuneaton and Bedworth Borough Council and other partners to transform 385-acre Bermuda Park area, delivering around 1,000 homes and creating more than 2,000 jobs and this was the last piece of land to be developed. That relationship helped keep the latest scheme moving despite a mineshaft, drainage constraints and access requirements for neighbouring sports pitches.

Parallel planning applications were submitted in November for the retirement living scheme and a separate retail unit, allowing the housing scheme to progress without delay while partners resolved technical requirements at pace.

Planning approval was issued on 30 March, the same day the sale to Housing 21 completed, enabling works to start within 24 hours and meet Homes England requirements.



Wates Land & Development expands into the Midlands with the acquisition of established regional land promoter

Manor Oak Homes

We're delighted to welcome Manor Oak Homes to Wates Land & Development.

Manor Oak Homes is a successful Midlands-based land promoter with a strong reputation, high-quality portfolio and an experienced, well-regarded team.

This marks an exciting step in strengthening our land and development capability in the Midlands, and brings together two respected, family-owned businesses with a shared commitment to quality, integrity and long-term relationships.

Going forward the business will operate as **Wates Manor Oak**, with Will Main continuing to lead the regional business to ensure continuity and to build on the strong relationships already established across the region.

The combined business creates a significant boost to our land portfolio with 52 high-quality sites; an established and growing Midlands presence; and a platform to accelerate delivery across a high-quality pipeline. This is a partnership built on shared values, complementary strengths and a clear ambition for growth. We're excited to continue reimagining places for people to thrive by shaping high-quality, inclusive communities that support both people and the environment.



Plans approved for up to 200 new homes in Holbury

New Forest District Council has approved our plans for up to 200 homes in Holbury, with 70 homes for affordable ownership, affordable and social rent.

The site is a strategic growth option in the NFD Local Plan Review. We worked collaboratively with planning officers at NFDC and a range of statutory consultees, including Natural England, to develop proposals, with new homes sensitively designed to protect the National Park.

76% of the site is proposed to be public open space. The scheme will also deliver significant biodiversity improvements, as well as provide improved pedestrian and cycle routes to local primary schools.



Updated proposals for Crawley Down secure planning approval

Planning permission for updated proposals - including 230 new homes - has been granted by Mid Sussex District Council on Land North of Hunstland and West of Turners Hill Road in Crawley Down, Sussex.

Proposals were updated following feedback from ward councillors, Worth Parish Council and local residents. Updated plans include significant public open space, footpath and cycle connections, a 70-bed retirement home and affordable housing. It will also unlock a higher level of investment in local facilities, with around £3.8 million expected to go towards community and infrastructure improvements.

Third site acquired for BNG habitat creation

Wates Wildscape has added a third site to its portfolio, with the acquisition of a 147-acre site near Kettering, North Northamptonshire, which marks another step forward in our mission to restore nature at scale.

In addition to more than 80% biodiversity improvement to grassland, shrub and trees, as well as over 350% biodiversity improvement to hedgerows, the site will feature a dedicated birdwatching hide.

Wates
Land &
Development

Wates
Wildscape

Richborough launches trio of residential development sites

Richborough is currently bringing a number of residential development opportunities to the market.

In Cheshire – Crewe Road, Shavington, a 14.49-acre site with a Resolution to Grant Outline Planning Permission is being marketed to developers, offering the potential for up to 120 new homes, including 30% affordable housing.

In Kent - land north of Halstead Road, near Eight Ash Green, which has the potential to deliver up to 250 homes, including 30% affordable housing, alongside open space and children's play areas, is also on the market.

And in Warwickshire, Richborough has a residential development opportunity at Kineton with Resolution to Grant Outline Planning Permission for up to 70 homes on an 8.95-acre site, including 35% affordable housing.

For further information or access to data rooms please contact Jordan Gresham, Group Disposals Director at Richborough: jordan.gresham@richborough.co.uk

Image shows Eight Ash Green Development Plan



CFO Appointment signals next phase of growth for Richborough

Richborough has appointed Richard Myatt as Chief Financial Officer, strengthening its senior leadership team.

Richard brings more than 30 years of senior finance experience, having held leadership roles at Jewson, SIG plc,

Palletways, National Timber Group and Sentry Fire Safety Group. A Chartered Accountant, he joins Richborough with a strong track record of supporting growth in complex, multi-site businesses.

As CFO, Richard will lead Richborough's financial strategy, helping drive continued growth while ensuring long-term resilience in a changing economic environment. His appointment reflects the company's ongoing investment in senior talent to support its expanding portfolio and long-term ambitions.

Contact Richard on Richard.myatt@richborough.co.uk



Richborough expands South East portfolio with four strategic planning applications

Richborough's South East region has submitted planning applications for four strategic sites that could deliver more than 1,000 new homes across Greater London and the surrounding counties.

The proposals include 475 homes in Hornchurch and 130 homes in St Paul's Cray, both on sites secured following changes in Government policy and current Grey Belt guidance. Applications at Redbourn (230 homes) and Great Amwell (200 homes) further demonstrate the team's expertise in bringing forward sustainable development on Green Belt sites.

Nick Banks, Senior Regional Director for Richborough South East, said the applications reflect the team's agility, technical expertise and ability to respond quickly to changing planning policy. He added that close collaboration with landowners, local authorities and stakeholders has helped shape ambitious, sustainable and deliverable proposals across all four sites.

View more here: <https://youtu.be/AtRilyg02So>

Or contact Nick.banks@richborough.co.uk

Hallam Land completes sale of 416 home site in Biggleswade

A major new housing development in Biggleswade has moved a step closer after land promotion and planning business, Hallam Land, part of Henry Boot, completed the sale of a 105-acre site to national housebuilder Persimmon.

The site, located on the northern edge of the town less than a mile from the A1, benefits from planning permission for 416 new homes, including up to 125 affordable properties.



The development is expected to make a significant contribution to meeting local housing demand while also delivering new public open space and substantial investment into local infrastructure through Section 106 contributions.

Hallam Land has worked on bringing the site forward since entering into a planning promotion agreement with the landowners in 2017. The project formed part of Central Bedfordshire Council's Local Plan and secured planning permission following an extensive planning process.

Tim Roberts, CEO at Henry Boot, commented: "This transaction is another strong example of Hallam Land's ability to both consistently unlock value through the promotion of well-located strategic land and subsequently realise that value for shareholders through sales to housebuilders.

"As a result of the sale, much needed new homes, including affordable housing, will be delivered alongside meaningful benefits for the local community."

The development represents the latest successful land promotion project for Hallam Land, which specialises in identifying, promoting and securing planning permission for strategic development sites across the UK.

Construction of the new homes is expected to support jobs throughout the supply chain while contributing to the continued growth of Biggleswade and the wider Central Bedfordshire area.

Wain Estates recruits new land manager to bolster team

Independent strategic land company, Wain Estates, has strengthened its land team with the appointment of Anna Spencer (28) as land manager.

Anna, who holds a MSc in Real Estate, joins Wain Estates from a national housebuilder where she spent four years, most recently as land manager. She became a chartered planning and development surveyor in April after successfully completing her Royal Institute of Chartered Surveyors (RICS) Assessment of Professional Competence (APC). She also holds a BA in Business Studies and Politics.

Commenting on her appointment Anna Spencer said:

"Stepping into the world of strategic land is a new chapter for me, and one I'm genuinely looking forward to. My background in housebuilding gives me a strong understanding of the delivery side particularly the cost considerations and viability pressures developers face in their appraisals, and I'm excited to bringing that experience into this role.

"This move also marks a step change from a Greater Manchester and Cheshire focused role to a national remit. I'm looking forward to broadening my perspective and working across a wider range of Local Planning Authorities to help deliver housing across the country."

Wain Estates' land director, Ryan James added: "Anna brings excellent experience from the housebuilding sector and a valuable understanding of both land acquisition and delivery. Her appointment further strengthens our team as we continue to progress strategic land opportunities nationwide."



Northern Trust Land secures planning permission for 180 new homes at St Cuthbert's Garden Village, Carlisle

Northern Trust Land Ltd is pleased to announce that Cumberland Council has resolved to grant outline planning permission, subject to the completion of a Section 106 agreement, for the development of up to 180 new homes at a strategic site within St Cuthbert's Garden Village, Carlisle.

The proposed development is located on approximately 7.52 hectares (18.58 acres) of land adjacent to Cumwhinton Road and Garlands Road in Carleton. Northern Trust Land Ltd were advised on planning matters by Savills.



Importantly, the scheme represents the first phase of St Cuthbert's Garden Village to secure planning consent following more than a decade of work by the Council and key stakeholders to bring forward the wider Garden Village vision. The resolution to grant permission marks a significant milestone in the delivery of one of Carlisle's most important long-term strategic growth projects.

The outline application, with all matters reserved apart from access, will deliver a high-quality residential scheme comprising a mix of open market and affordable homes, helping to support local housing needs and the continued growth of the wider Garden Village initiative.

Northern Trust Land worked closely with a team of leading consultants throughout the planning process, including Savills (planning), Wardell Armstrong (part of SLR, providing environmental and technical consultancy), and Planit (master planning and landscape design), to bring forward a sensitively designed and deliverable scheme.

The positive outcome reflects the strong and constructive relationship established between the project team and Cumberland Council throughout both the Local Plan process and the determination of the planning application. This collaborative approach resulted in an officer recommendation for approval and a unanimous decision by Members at Planning Committee.

David Jones, Senior Land Manager at Northern Trust Land, commented: *"We are delighted that the Council has resolved to grant planning permission for this important residential development. Securing consent for the first phase of St Cuthbert's Garden Village is a major achievement and represents a significant step forward in the delivery of the wider vision for Carlisle's future growth. This outcome is testament to the positive and collaborative working relationship between the Council and the wider consultant team throughout both the Local Plan and planning application processes. We would like to thank officers, Members and the project team for their continued engagement and support in bringing the scheme forward."*

Jonathan Ainley, Planning Director at Savills, added: *"This resolution to grant planning permission is an excellent outcome for the project and an important milestone for St Cuthbert's Garden Village as a whole. The scheme has been carefully designed to align with the long-term aspirations for the Garden Village and demonstrates the benefits that can be achieved through early engagement and collaborative working between the applicant team and the Council."*

Northern Trust Land will now begin work on a disposal strategy for the site and will be bringing the opportunity to the market in due course. For further information about Northern Trust Land and its strategic land portfolio, please visit www.ntland.co.uk or contact the team on 01257 238555.

Mac Mic Land Advances Pipeline with New Planning Submissions

Mac Mic Land has continued to strengthen its development pipeline with the submission and validation of outline planning applications at **Bishops Itchington in Stratford on Avon District** and **Standlake in West Oxfordshire**.

Together, the two schemes reflect ongoing momentum across the business, bringing forward well considered, landscape-led proposals that respond to local housing needs while delivering wider community and environmental benefits.

At **Bishops Itchington**, the proposals relate to a circa 48-acre site and present a carefully designed scheme that integrates new development with its surroundings.

The application includes:

- Up to 200 new homes, with at least 35% affordable housing
- Extensive publicly accessible open space
- Land safeguarded for the potential future expansion of the local cemetery
- A landscape led layout shaped by the site's context



In **Standlake, West Oxfordshire**, Mac Mic Land has brought forward proposals for a 29-acre site identified within the emerging West Oxfordshire Local Plan 2043 as a Preferred Non-Strategic Development location.

The outline application proposes:

- Up to 200 new homes, including a minimum 40% affordable housing
- Up to 300 square metres of retail space
- New public open space
- A landscape led masterplan designed to reflect the character and setting of the area



The Standlake scheme is intended to provide a well-balanced extension to the village, combining housing delivery with supporting infrastructure and environmental enhancements.

These submissions form part of a broader programme of activity, with the South West team having brought forward four applications in the past three months, contributing to a growing portfolio of live schemes at various stages.

Both applications highlight a collaborative approach to bringing forward well considered, landscape led schemes that respond to local housing needs.

Acknowledgement was given to Richard Kelso, Michael Gooch and John Rhys Davies of the South West team for progressing the schemes, alongside Polly Mason at McLoughlin Planning and Arron Twamley at Arc Planning for their roles in leading and coordinating the respective consultant teams.

LPDF hosts first Yorkshire Event

A huge thank you to everyone who joined us for our very first LPDF Yorkshire event this month, held in partnership with Marrons .

It was fantastic to see such a great turnout and to hear from Marrons team, Dan Mitchell, Dan Usher, Luke Hillson and Anna Meer who delivered an engaging and insightful session.

We also enjoyed hearing from Leeds City Council about the exciting projects and priorities helping to shape the future of the city.

To top it all off, the Yorkshire weather was unusually kind, giving us the perfect excuse to continue the conversations over drinks on the rooftop terrace!

