



Good News Bulletin Edition 56 — March 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.

Northern Trust Submits Plans for up to 78 new Homes in Neston

Northern Trust Land Ltd has submitted an outline planning application for a residential development of up to 78 new homes on an 8.5-acre site off Liverpool Road in Neston, Cheshire West and Chester.

The application seeks outline permission with all matters reserved except for access, which is proposed via a new priority T-junction from Liverpool Road with pedestrian connections linking to the existing footpath network.

The proposed development will deliver a mix of two, three and four bedroom homes, helping to meet local housing needs, with at least 45% of the homes provided as affordable housing, secured through a Section 106 agreement.

The plans also place a strong emphasis on green infrastructure. Around 0.8 hectares of the site is proposed for landscaping, public open space and ecological areas, including the retention of existing vegetation and ponds, a landscaped buffer along Liverpool Road and a new attenuation pond to support sustainable drainage. The development will also deliver a minimum 10% Biodiversity Net Gain.



Rather than incorporating a new play area on site, the proposals include a financial contribution towards improvements to the nearby play facilities at Ringway, benefiting both new residents and the wider community.

David Jones, Senior Land Manager at Northern Trust, said: *“We are pleased to have submitted these plans for a sustainable residential development in Neston that will deliver much-needed new homes, including a significant proportion of affordable housing. The proposals also include generous green space and landscape features to ensure the development integrates well with its surroundings.”*

Matthew Dawber, Planning Director at Savills, acting as planning consultants on behalf of Northern Trust Land Ltd, added: *“The proposals have been carefully designed to provide a balanced scheme with a mix of house types, strong landscape provision and meaningful benefits for the local community.”*

The planning application will now be considered by Cheshire West and Chester Council.

Northern Trust Submits Planning Application For New Residential Development in Church Stretton

Northern Trust Land Ltd is pleased to announce that it has submitted a planning application for the development of up to 75 new homes on a 10.45-acre site off Chelmick Drive, Church Stretton, Shropshire. The proposal includes all matters reserved except for access and delivers a significant 33% affordable housing provision — exceeding local planning policy requirements, alongside landscape and biodiversity enhancements.

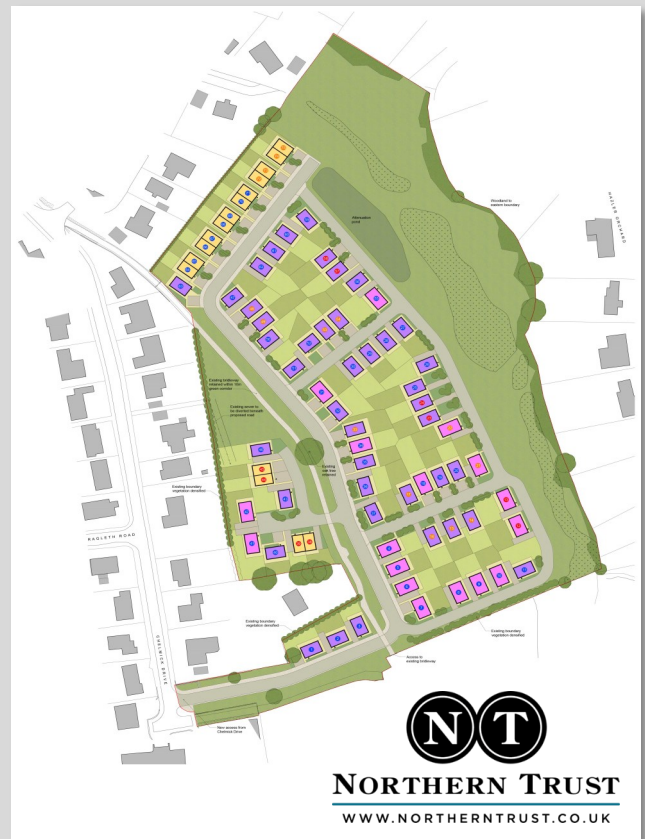
The scheme would provide up to 25 affordable homes, helping address the pressing need for genuinely accessible housing in Church Stretton. By delivering affordable homes above policy requirements, the development aims to support local people, young families and first-time buyers who are increasingly priced out of the local market.

If approved, the development would provide high-quality first time and family homes ranging from two to four bedrooms. While detailed matters of scale and appearance will be determined at the Reserved Matters stage, the proposals have been carefully designed to respect the existing character of the area, reflecting the style and density of surrounding homes and neighbouring uses.

David Jones, Senior Land Manager at Northern Trust Land, said: *"We are delighted to be submitting this planning application, which represents an important step towards delivering much-needed housing in Church Stretton. Our aim is to create a well-designed, sustainable development that*

not only delivers new homes but provides lasting benefits for the town."

Northern Trust Land remains committed to working closely with Shropshire Council, local residents, and stakeholders to ensure the development meets the needs of the area and enhances the local environment.



Planning Approved for up to 90 New Homes Close to Cheltenham

Strategic land company, Wain Estates, has secured outline planning permission for a new residential development of up to 90 homes in Tewkesbury, Gloucestershire.

The 10.23-acre site off Badgeworth Lane is situated next to the village of Shurdington, which is to the southwest of Cheltenham. The scheme will provide a mix of new homes, including affordable housing, and includes generous open spaces, retained landscape features and a network of footpaths.

The development has been designed to promote sustainable travel and strong connections into the existing road and pedestrian networks. Several bus stops are located along Shurdington Road / A46, around a 10minute walk from the site, offering frequent services every 5 –20 minutes to Cheltenham which is only three miles away. The A46 provides direct access to the A417 and the M5 motorway at Junction 11A, just a 10-minute drive.

Angela Heaney, managing director of Wain Estates said: *"In collaboration with the landowner we've developed a framework that has not only secured outline planning but maximises the site's potential. This approval enables plans for residential development to be brought forward in line with Tewkesbury Borough Council's objectives for new homes in the area. We now are keen to talk to developers who can deliver this vision for the site."*

Wain Estates will now market the site to housebuilders, who will then bring forward detailed planning proposals.



New Residential Opportunities Brought to Market by Richborough

Richborough is pleased to be bringing forward a number of exciting residential development opportunities across the country, in partnership with landowners and agents.

In Danbury, Essex, Richborough and Ceres Property are marketing land to the south of Maldon Road with planning consent for up to 72 dwellings, including 35% affordable housing, alongside areas of open space and financial contributions to the Council.

Further north in Derby, we're working with Newmark, on a site to the west of Primula Way in Littleover. Extending to approximately 81.3 acres, this significant freehold opportunity benefits from a resolution to grant outline planning permission (subject to S106) for up to 600 dwellings, including 30% affordable housing. The site is available as a whole or in two phases, offering flexibility for delivery.

In North Warwickshire, following a successful appeal in February, together with Brown & Co we are marketing land at Church Road, Warton. The site provides for up to 110 new homes, with 40% affordable housing, as well as open space and contributions towards local education, healthcare and sustainable travel improvements.

Each site can provide high-quality, sustainable residential development opportunities and is well-connected, demonstrating our commitment to unlocking land.

For further information please contact:
disposals@richborough.co.uk

Resolution to Grant Planning Permission Secured in Congleton

Richborough is delighted to have secured a resolution to grant planning permission for a high-quality residential scheme, extending to approximately 15.3 acres off Sandbach Road in Congleton.

The proposals will deliver up to 120 new homes, with a mix of types and sizes, including 30% affordable housing. Our masterplan aims to create a well-connected and sustainable new neighbourhood with public open space, landscaping and enhanced pedestrian and cycle connections.

Joe Jones, Midlands Regional Director, commented: *"This is a fantastic achievement and a real team effort. We would like*

to thank our landowner, as well as our in-house Design, Technical and Planning Delivery teams, alongside all those who contributed to securing this consent.

"This outcome reflects the detailed work, collaboration and engagement undertaken with key stakeholders and officers at Cheshire East Council. We are confident the scheme will help meet local housing needs while delivering a thoughtful and sustainable extension to Congleton."

With planning permission now secured, Richborough will be bringing the site to market in the coming weeks to identify a development partner to deliver this vision.

For further information please contact
joe.jones@richborough.co.uk



MyPad and Richborough to Deliver New Homes for Ellistown

Richborough is pleased to have appointed residential developer MyPad as delivery partner for a new scheme in Ellistown, Leicestershire.

The development will deliver up to 75 new homes, all of which will be affordable, alongside public open space and a children's play area. A planning application was submitted to North West Leicestershire District Council in January 2025, with a resolution to grant permission secured in August 2025.

The proposals place strong emphasis on landscape quality, public amenity and environmental enhancement.

Jordan Gresham, Group Disposals Director at Richborough, commented: *"At Richborough, we are committed to unlocking land for new communities, and we're delighted to be working with MyPad to deliver much-needed affordable homes in Ellistown. This is a well-connected location, and we're proud to play a role in bringing forward opportunities for local families.*

"We would also like to thank our multidisciplinary team and consultant partners for their hard work in securing planning permission for this scheme."

Contact jordan.gresham@richborough.co.uk

Appointment of New Head of Political & Stakeholder Engagement

Louise Hingley has joined Wates Land & Development division on a permanent basis, as its new Head of Political & Stakeholder Engagement - a new strategic, business-critical role for our growing division.

Over the past year, Louise has made a significant contribution to strengthening political, stakeholder and community engagement across our residential land portfolio and key projects. Her work has directly supported the securing of key local planning permissions and helped build trusted, long-term relationships within the communities where we operate.

As the political and planning landscape continues to evolve at pace, meaningful engagement is increasingly critical to delivering sustainable development. Louise's expertise, strategic insight and collaborative approach will play a central role in ensuring we continue to navigate complex environments with clarity and confidence.



Celebrating Diversity and Success on International Women's Day: Changing What People Believe is Possible

International Women's Day provides an important moment each year for us to reflect on the progress we've made towards gender equality, while also recognising the work that still lies ahead.

It's also an opportunity to shine a light on the incredible women shaping the places and communities around us, and to encourage the next generation to see the land, construction and the built environment industries as places where they belong.

To mark IWD2026, Tamsin Bennett, Senior Technical Manager, shared her reflections on building a career in the sector and why visibility and representation matters – particularly seeing women in leadership roles. Because if you can see it, you can be it.

Tamsin is an advocate for how supportive networks can help the next generation realise what's possible. ***"I now regularly collaborate with talented women across a wide range of disciplines – from planning and land to commercial, technical and leadership roles. That diversity of perspectives creates richer conversations and, ultimately, better outcomes when we're working to bring forward new places and communities"***.



At Wates Land & Development, creating an inclusive, supportive and progressive working environment is fundamental to how we operate as a fourth-generation, family-owned business. 52% of our team are female - a statistic we're proud of in a sector where gender balance has historically been a challenge.

Our WWA network plays a key role in driving forward conversations around inclusion, career development, mentoring and visibility. It provides a platform for colleagues to share experiences, challenge barriers and support one another — while also engaging allies to ensure responsibility for change is shared.

To read Tamsin's article, please visit our LinkedIn page.





8 planning permissions so far this year!

We are delighted to announce that we have achieved 8 planning permissions so far this year. Read about a selection of them below.

Taunton, Somerset West and Taunton

Our written reps appeal on land north of Cheddon Road, Taunton for up to 112 units has been allowed. 25% of the housing provision will be affordable housing and 10% of the total number of units will be for disabled residents. Contributions of £1.6m will be made towards education and £245k towards sustainable transport improvements in the north of Taunton. Nutrient mitigation is likely to be provided using an off-site credit scheme



Elsenham, Uttlesford

Following a public inquiry held in December 2025, our appeal for up to 240 dwellings, including 40% affordable housing, on Land off Bedwell Road, Elsenham has been allowed. In light of the evidence presented by the team, the Council conceded its case part way through the inquiry and took the decision to no longer defend the appeal. The Inspector found that the proposals represented sustainable development and concluded that the appeal should be allowed.

Kingsbury, North Warwickshire

North Warwickshire Borough Council resolved to grant outline planning permission for 283 new homes on land to the rear of Ralph Crescent, Kingsbury. This resolution endorsed our case that the site is Grey Belt, with the application including 50% affordable housing, the provision of substantial areas of publicly accessible open space and extensive sustainable transport measures in line with Grey Belt Golden Rules. Financial contributions of around £4m for various community infrastructure schemes were also agreed with the Council.

Chalgrove, South Oxfordshire

Our appeal for up to 160 dwellings at land off the B480, Chalgrove has been allowed. The proposals include 40% affordable housing, new play areas, net gains in biodiversity and allotment space on site. This approval comes after a previous appeal dismissal where the Inspector wanted to allow more time to test the spatial strategy of the then relatively recently adopted local plan. After two years of deteriorating housing land supply, we were able to submit a second application and work with South Oxfordshire District Council to reach a recommendation for approval. While this recommendation was overturned by committee members, the Inspector of the appeal ultimately saw the benefits that this application would provide and afforded very significant weight to the delivery of both market and affordable housing.



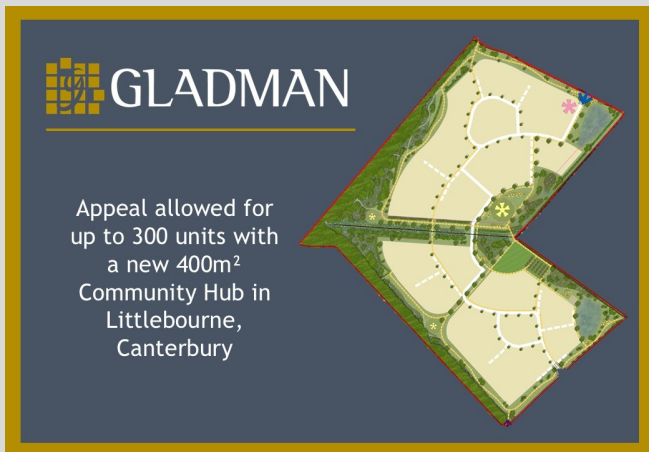
Sandbach, Cheshire East

Cheshire East Council's Strategic Planning Board resolved to grant outline planning permission for our application for up to 180 dwellings, including 30% affordable housing, on Land off Bradwall Road, Sandbach. We worked collaboratively with the Council during pre-application discussions to develop the proposals for the site and with statutory consultees and the case officer during the determination process. As a result, the application was reported to the Council's Strategic Planning Board with an officer recommendation for approval. The proposals will deliver a range of economic, social and environmental benefits for Sandbach and the borough more widely.



Littlebourne, Canterbury

In what was a very speedy decision our appeal at Littlebourne, Canterbury for up to 300 units with a new 400m² Community Hub has been allowed. The appeal took place during w/c 16th February and the decision letter was received on 26th February. Benefits of the scheme include 45% new green space, 30% affordable Housing (90 units), 10% older persons accommodation (30 units), 20% Biodiversity Net Gain, potential allotments and play spaces.



Brailsford, South Derbyshire

Following a one day public hearing against South Derbyshire Council’s refusal of our application for up to 70 new homes at Land off Throstle Nest Way, Brailsford, we are pleased to announce that we have successfully secured outline planning permission. Our evidence at the hearing primarily dealt with flood risk and drainage issues, as this was the focus of the one reason given by the committee, however local heritage also formed a key local matter for discussion. In the decision the Inspector noted that the proposal would have a neutral effect on the setting of the nearby listed buildings and Conservation area, and that no harm to significance would occur. In respect of the potential to increase flood risk elsewhere in the village, it was noted that the scheme would not exacerbate the flooding in the area.

3 Land Sales!

Langford, Central Bedfordshire

Working alongside Ceres Property we are delighted to announce that we have completed the sale of land off Langford Road, Langford, Bedfordshire to Bloor Homes. We were successful in securing planning consent, via appeal, for a scheme of 170 dwellings including 30% affordable homes, extensive landscaping and community allotments on behalf of the landowners.

Middlewich, Cheshire East

Working alongside Fisher German, we are delighted to have completed the sale of on land at Warmingham Lane, Middlewich to Jones Homes. We secured outline planning permission for a development of up to 235 dwellings on behalf of the landowners and have then worked alongside Jones and the wider team to patiently deal with numerous technical issues to finally complete the sale.



Lymm, Warrington

Working alongside Savills and N W Land & Property, we have completed the sale of land off Camsley Lane, Lymm to Miller Homes Ltd. We have actively promoted the site since 2018, making detailed representations in support of the sites release from the Green Belt during the preparation of Warrington Borough Council’s now adopted Local Plan, including participation in the authority’s Local Plan Examination in Public.

This work paved the way for us to successfully obtain outline planning, working closely with the Council’s officers during the determination process to achieve this positive outcome.

Thank you to everyone who was involved in all of these projects and congratulations to all of our landowners!

