

## Good News Bulletin- Edition 18—November 2022

Welcome to the Land Promoters and Developers Good News Bulletin.

Published on a monthly basis the Federation wishes to recognise and celebrate the good work achieved by our members.

Thank you to everyone who has supplied content and congratulations on your success.

# RAINIER

DEVELOPMENTS & STRATEGIC LAND

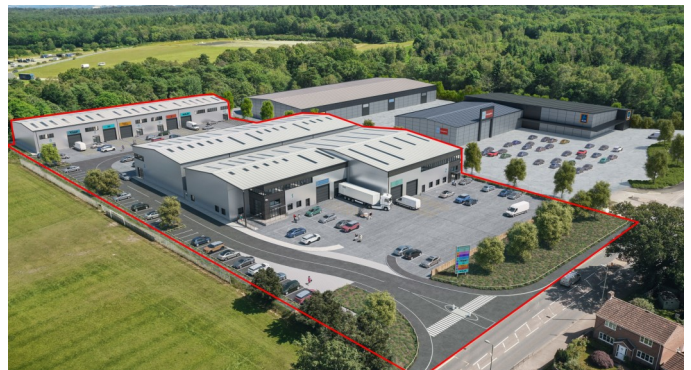
## Rainier Successfully Exits Two Deals in the Commercial and Care Home sector



Rainier have completed the land sale to Frontier Estates Limited with the benefit of planning for a 64 bed care home. The land was acquired unconditionally from the previous owner who had failed to get planning for residential development. Rainier saw the opportunity to explore a different angle for C2 use rather than C3 and despite being refused planning permission at committee, planning permission was secured at appeal with Chris Young KC acting for Rainier. The site will now be delivered by Frontier Estates and will be operated by Barchester healthcare upon completion of the construction. The care home will deliver much needed en-suite high quality bed space to the local area which has a significant need for more fit for purpose care homes.

Rainier has also successfully completed on a forward commit investment transaction with Zurich insurance which delivered 55,500ft<sup>2</sup> of new build high specification warehouse and production units across 10 individual units varying in size.

Adjacent a new Aldi and Home Bargains this site will extend existing commercial footprint. Zurich will be offering the units on new full and repairing leases that will provide an income for their investment fund.



Wates Developments continues to go strength-to-strength, with consent achieved on eight sites in the last 12 months, (including four secured through appeal), resulting in permission being granted for nearly 4,000 new homes.

Our team worked hard to overcome some key issues during the appeal, with a strong recommendation for approval from Officers. Councillors had dismissed the scheme at committee stage, with the Planning Inspectorate eventually overturning this at inquiry.

Wates Developments has also recently secured 14 acres of land for new homes in Southwater, Horsham District, West Sussex.

The site will serve as an extension to an existing joint venture with Miller Homes, offering a development of high-quality homes at 'Mulberry Fields', Southwater, which due to popular demand is now fully reserved.

Over the past 10 years, Wates Developments has achieved an impressive 95% success rate on planning consents, continuing our excellent track record of working with landowners to realise the development potential of their land and obtain consent for sustainable developments.



In September we secured outline planning permission for 45 much-needed new homes at Wivelsfield Green, East Sussex – the result of another successful appeal. Thanks to this successful planning appeal, the scheme will help meet a chronic shortfall in housing land supply in the area, with 40% of the new homes being affordable housing. It will include sustainable open space with play areas and new woodland planting, boosting local biodiversity and benefitting the local economy.



## Richborough Estates Expands into South Wales


We're now operating in South Wales including Swansea, Bridgend, The Vale of Glamorgan, Cardiff, Newport and Monmouthshire. The expansion is being led by Alex Anderson and Alanna Mahoney of our South West region.

It comes in response to an increasing number of landowner and property agent clients, coupled with demand from developers and housebuilders for suitable land with planning consent.


Alex said: "We're really pleased to officially announce the expansion of our operational area into South Wales, where we have worked for several years with landowners ranging from individuals and companies to charities and estates departments.

"As across the rest of the UK, there is a real need for new homes and workspace in that area. We have the experience, skills and resources to help plug that gap by supplying consented residential and commercial development land that can easily be built out, while ensuring stakeholders achieve best value."

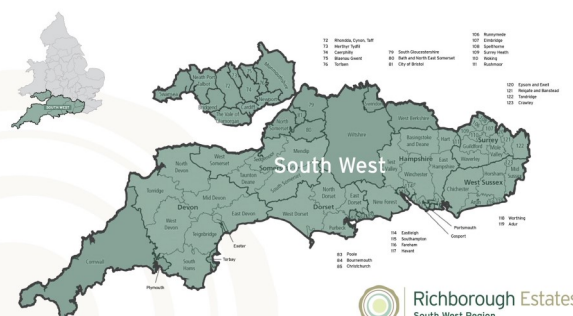
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**South West**

Richborough Estates  
South West Region

## Planning Appeal Won and Developer Sought for Oxfordshire Residential Scheme

We've pleased to have secured outline planning consent for our 14.3-acre residential scheme in Launton, Oxfordshire, on 3<sup>rd</sup> November, a month earlier than expected at appeal.

The site off Station Road can accommodate up to 65 new homes and is within walking distance of local amenities and is well served by road, cycle and public transport links.

The planning inspector found that the development's benefits include new market and affordable housing, provision of live work units and investment to the economy with limited harm to the character and appearance of the village.

We're now marketing the site to potential development partners and the deadline for offers is noon on 8<sup>th</sup> December.

For more details and to view the brochure [click here](#)

Or contact Jamie Willis at Savills: [jawillis@savills.com](mailto:jawillis@savills.com) or Nick Banks at Richborough [nick@richboroughestates.co.uk](mailto:nick@richboroughestates.co.uk)



## Northern Trust Secure Planning Promotion Agreement for 12 Acres in Moira, Leicestershire

Northern Trust Company is pleased to announce that it has entered into a planning promotion agreement with the private landowner on land at Shortheath Road, in Moira, Leicestershire.

The land which extends to 12 acres is currently a Greenfield site in agricultural use. The plans for the site will be promoted with the aim of providing up to 100 new homes.

Fisher German acted as agents on behalf of the landowner. **Matthew Handford, Associate at Fisher German** commented "The landowner was an existing client of Fisher German, and they were looking to obtain additional income to support their farming enterprise. The Agri-Business Department liaised with the Development Agency department, and we reviewed the landowner's ownership area and identified a land parcel as having development potential.

The Development Agency Department then advised the landowner on the options available and gained instructions to seek a strategic development partner. The landowner was



## NORTHERN TRUST

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*impressed by Northern Trust's track record and successes as a land promoter and their instructions were to proceed with their proposal. We now look forward to Northern Trust taking the promotion of the land forward."*

**David Jones, Senior Land Manager at Northern Trust** added "We are actively looking for further residential and commercial land opportunities to purchase or promote throughout the UK; so we are pleased to be working with this private landowner on facilitating the plans for development of this strategic site to provide much needed new homes for the area and continue the investment for the benefit of the local community. We now look forward to working with our professional team and engaging with stakeholders to secure an allocation."

Northern Trust is one of the most successful and long established land promotion company's in the Country, with a land bank of over 5,000 acres. If you are a landowner and want to maximise the value of your land either on a sale or promotional basis; then please contact a member of the land team on 01257 238555 to discuss.



# L&Q Estates Dig uncovers Remains of Iron Age Farming Community

Archaeological excavations at a site in Cambridgeshire have uncovered exciting remains of a farming community dating as far back as the Iron Age.

One of the UK's major land promoters and developers L&Q Estates has commissioned Pre-Construct Archaeology (PCA) to carry out a programme of archaeological excavations at Monksfields, St Neots.



This has required several stages of work including fieldwalking and a geophysical survey in 2011 and trial trenching in 2021.

Following consultation with Cambridgeshire County Council's Historic Environment Team, it was agreed the team should investigate six different excavation areas covering nearly 19 hectares which is the equivalent to over 26 football pitches.

For the most recent survey, the team has been on-site since April and has so far uncovered clear evidence of a rural community who lived on and farmed on the site for over 700 years from around 200 BC to at least the 6th century AD.

L&Q Estates has been involved at the adjacent Loves Farm site as master planner since 2007 and has delivered key strategic infrastructure to support the homes at the wider development, including improvements to the railway station, Round House Primary Academy School, new parks, a community hall and the relocation of St Neots Town Football Club to a new high-quality stadium.

In 2020, L&Q Estates secured planning permission to develop a further 100 acres of land for a 1,020-home expansion to Loves Farm which is due to be started in 2023 along with a second primary school, employment units, a hotel and a local centre, and will mean a total of 2,400 new homes will be provided throughout the overall development.

The archaeological excavations have been carried out in accordance with the requirements of the planning permission

to record the history of the area whilst it's still available for examination, in advance of any construction being carried out.

Mark Hinman, Director & Regional Manager at Pre-Construct Archaeology, said the idea is to record those remains that may get damaged during the building process and preserve these findings for future generations.

He said: "The finds recovered so far paint a picture of farmers with little access to or need of expensive items. We have many simple cooking pots, quern stones for grinding flour, spindle whorls for making yarn and the butchered bones of animals from many a long-forgotten meal.

"Although the excavation is just passing the midway point, we can clearly make out the development of the site over time.

"Whilst we are still not sure exactly when the first settlers arrived on the site this seems to occur between 400 BC and 100 BC.



"During this time visitors would see the distinctive thatched roundhouses of the local population dotted across the landscape with family and neighbours living within a stone's throw of each other. After about 50 BC until the arrival of the Romans there were fewer bigger houses on the land which we think allowed the inhabitants to grow more crops – particularly wheat.

"From the scattered farmsteads of the Iron Age through the enclosed settlements of the Romano-British period successive generations lived on this land, improving drainage, growing new crops, managing livestock, adding enclosures, buildings and roads much like today."