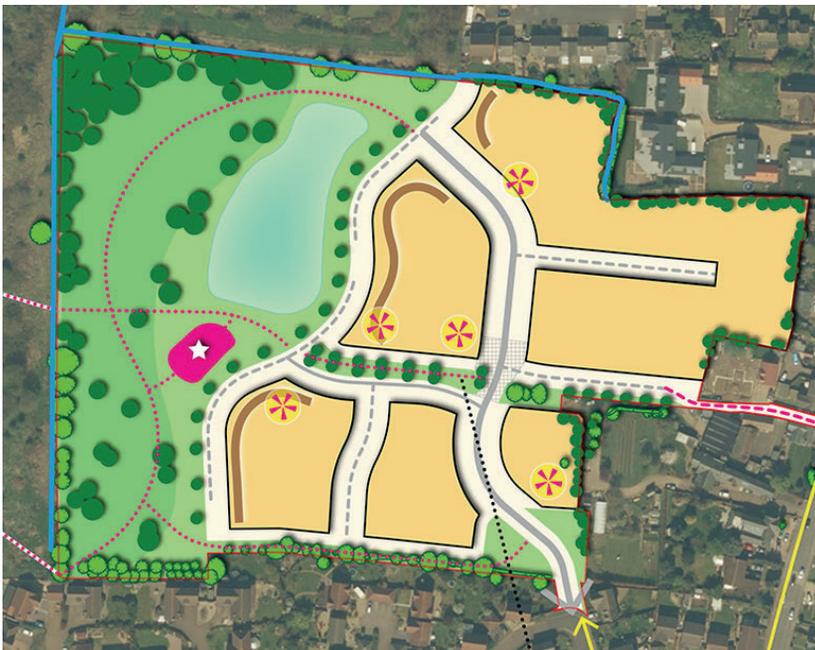




A development of 95 homes on this 13.5 acre site is located to the north west of the village of Langford, Bedfordshire.

This broadly rectangular shaped 5.45 hectare site is located to the north west of the village of Langford, Bedfordshire.

Having initially written to the landowners expressing our keen interest in promoting the land for residential development and post subsequent meetings, Rosconn were selected as the preferred land promotion partner in Oct 2017.



Number of Homes:

 **95**



Site Size:

13.5
Acres

Local Authority:



Central Bedfordshire Council



Purchaser:

Bloor Homes



Difference between highest and lowest bid:

52.4%



Promotion Agreement Exchanged:

June 2018



Planning Application Submitted:

June 2018



Planning Permission Granted:

October 2019



Sale Contracts Exchanged:

July 2020



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Rosconn were prepared to progress with an immediate planning application with a view to securing a favourable decision at local level. Simultaneously, it was also prudent to engage in the emerging Local Plan, both by making representations to the Pre-Submission Draft Plan and attending the subsequent Examination with a view to promoting the allocation of the site should additional sites be required.

An Outline planning application for 95 dwellings and associated public open space was submitted to Central Bedfordshire Council on 25th June 2018. Having resolved some technical issues following conversations with the appointed case officer, the application was recommended for approval by officers and first attended Planning Committee in December 2018, where members resolved to defer the application to receive further evidence relating to construction and exploration of an alternative access.



The application was then reconsidered in February 2019 again having been recommended for approval by officers. Frustratingly, the application was refused with members identifying reasons related to the effect on the access and scale of the proposal on the living conditions of residents in Tithe Farm Close, the road where access was being taken.

As such, Rosconn swiftly went to work on preparing a planning appeal, with a Written Representations appeal submitted in March 2019. This appeal was allowed by the Planning Inspector on 7th October 2019. The accompanying planning agreement secured benefits for both the local and wider community including provision of 35% affordable housing and over £1.5 million of financial contributions to local infrastructure such as education provision and healthcare.

The transparent marketing process, in conjunction with the Cambridge Office of Strutt & Parker, resulted in Bloor Homes being selected as the purchaser. The sale was concluded in July 2020, during the early stages of Covid 19's 'New World' which created a high degree of tension and risk aversion in the residential land market. Rosconn persevered and delivered the sale for the landowners, who are delighted with the outcome.