

## In-depth technical knowledge = added value for landowners and housebuilders

### Ensuring Deliverability For Residential Land Sites

Housing delivery is a critical part of the economy, and central government has been keen to ensure planning consents are turned into houses quickly and efficiently. As a land promoter, Catesby Estates do not build houses, and therefore it is imperative for us to demonstrate that our planning permissions are turned into 'real homes' quickly.

The Government introduced the Housing Delivery Test to ensure Local Authorities grant consent for schemes that are deliverable. Catesby Estates has a best in class reputation, due to our ability to provide housebuilders with implementable permissions.

The plethora of technical challenges and constraints on a land site, the constant evolution of innovative technology and building methods, and the ever changing government regulations and requirements, means it's a challenge to build the 300,000 new homes needed every year to help solve the housing crisis.

As one of the biggest names in the land promotion sector, Catesby Estates are well known by housebuilders for our ability to deliver technically sound and well considered residential land sites. Housebuilders and Local Authorities have confidence that a planning permission obtained by Catesby Estates is deliverable. This is a key part of our promotion strategy, and one of the main reasons why we are trusted by our partners and stakeholders.

### Pioneering In Our Approach

As innovators within in the land promotion sector, we were one of the first to recognise the importance and added value, in-house technical expertise can deliver to both landowners and housebuilders. We nurtured and developed our own in-house technical team, making our skill set unique amongst land promoters.

Our technical team have a strong track record having worked for major housebuilders, and through their knowledge they are able to bring forward sites with comprehensive technical background work completed, and offer value engineered solutions to any site constraints.

This means there is less upfront risk for a housebuilder, that comes with a land site that has not been fully considered from a technical and deliverability perspective. This in turn increases the speed of housing delivery, with housebuilders able get onsite and start construction quicker.

The technical team are involved in all stages of land promotion from site acquisition and planning through to the final sale process. The team look at the deliverability and constraints of sites, which drive the evolution of the constraints plan and the final illustrative masterplan. They address issues such as gradients, ground investigation, access, highways, utilities, flood risk and drainage. This comprehensive technical input at the early stages, reduces the possibility of expensive delays later in the final sale and legal process of the land.

### Added Value For Housebuilders And Local Authorities

Our in depth understanding of the housebuilders and their end product, offers added value for those looking to purchase land sites from Catesby Estates.

By constantly assessing and dealing with technical issues which can affect site deliverability means Local Authorities and other stakeholders at Planning Committees can have confidence in the planning consent they are granting and the quality of the development coming forward.

We have developed strong relationships with housebuilders, ranging from the large volume providers through to regional and local small and medium-sized enterprises (SMEs) housebuilders, by selling deliverable, implementable planning consents. Housebuilders have access to our background technical assessments, and are able to meet with our technical team and draw on their expertise and in-depth site knowledge during the final sales process.

Our successful combination of strategic land promotion and detailed technical approach, results in us securing well thought out, high quality planning permissions, which is why housebuilders choose to work with Catesby Estates.

Could your land have development potential?  
Find out more about land promotion:

#### Jonathan Babb

Technical Director, Catesby Estates plc  
T: 01926 836910  
E: [jonathanb@catesbyestates.co.uk](mailto:jonathanb@catesbyestates.co.uk)  
W: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)

