

**Client**  
 FOSBERN  
 MANUFACTURING  
 LTD  
 &  
 GALLAGHER  
 DEVELOPMENTS  
 GROUP LTD



**Services**

TOWN PLANNING

ENVIRONMENTAL ASSESSMENT

**Project**

Over a number of years, on behalf of both Fosbern and more recently Gallagher, Rapleys has secured;

- Outline permission for up to 130 dwellings on the Western Land Parcel (2010)
- Full permission for 592 dwellings on the Eastern & South Eastern Land Parcels (2014)
- Listed Building Consent for the refurbishment of and alteration to the Grade II\* listed airship shed (2010 and 2012)
- Full permission for construction of associated infrastructure – spine road and drainage ponds (2014, 2015)
- Promotion through the Local Plan of retained land for employment purposes (ongoing)
- Discharge of a number of conditions on all the aforementioned permissions
- Approval of reserved matters for 108 dwellings on the Western Land Parcel (2019)

**What we did**

Working with two different client parties and a consistent consultant team, Rapleys provided commercial, viability, planning, environmental

impact and management expertise and advice to secure a complex set of planning permissions to provide funds to refurbish the airship shed and create a viable and usable asset.

Rapleys are currently managing the submission of further planning applications on the Eastern & South Eastern Land Parcels which re-work the planning permissions for 592 dwellings. These applications are necessary to reflect recent market changes in housing requirements and effect an onward sale to a housebuilder.

**What we achieved**

The planning permissions secured across the project over a number of years represent a good example of support for applications that procure much needed housing which also enable essential refurbishment to an ‘at risk listed building’ (a substantial public benefit), which, on balance, outweighed the ‘substantial’ harm caused by the development to the setting of the Sheds and to development plan policy.

Maintaining a close working relationship with the Council and other key stakeholders, notably Historic England, has been a key part of the success of the project.