

# Residential development, Cardington

Client: FOSBERN MANUFACTURING LTD  
& GALLAGHER DEVELOPMENTS GROUP LTD

RAPLEYS



## THE 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 and more recently 2021)
- Listed Building Consent for the refurbishment of and alteration to the Grade II\* listed airship Shed (2010 and 2012)
- Full permission for associated road and drainage infrastructure (2014, 2015) - the spine road and drainage ponds have now all been constructed
- Discharge of conditions on all of the aforementioned permissions
- Approval of reserved matters for 108 dwellings on the Western Land Parcel (2019)
- Preparation and submission of Shed Management Agreement following 2021 permission.

## OUR SOLUTION

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 residential planning permissions** to provide funds to refurbish the airship Shed and create a viable and usable asset. The Shed is currently let to Warner Brothers for blockbuster film making.

The recent 2021 permission essentially involved **revising the 2014 approved layout**, housing mix and design to **reflect current market requirements**. The site is now being sold onto a housebuilder.

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**, whilst also enabling essential refurbishment to an 'at risk listed building' (a substantial public benefit) - in considering the planning balance, this 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** over the years, has been a key part of the success of the project.

Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercial focus.

## Sector

Residential

## Services

Town Planning

Environmental Impact Assessment

## Lead Partner

Sarah Smith

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