

## Henry Boot secures outline planning consent for 2,470 homes across two sites in Staffordshire and Hampshire

Henry Boot announces that its land promotion and planning business, Hallam Land, has secured outline planning permission for 1,270 homes in Tamworth, Staffordshire, and a further 1,200 plots granted on appeal in Fareham, Hampshire.

At Tamworth, Hallam Land reached an agreement with the landowners to promote the site in 2016. A planning application was first submitted in 2018, with the site receiving an allocation for housing in the North Warwickshire Local Plan in 2021, before Hallam Land secured an outline planning consent in June 2025.

The planning consent provides for 1,270 homes of which 30% are affordable, a 100-unit extra care facility, a local community centre alongside a primary school and sports pitches. A Biodiversity Net Gain of over 10% has also been forecast for surrounding habitats. Hallam Land has been marketing the site with the landowner's agents and is now in advanced contract negotiations for sale to a major housebuilder.

In 2008, at the site in Fareham, Hallam Land entered into a planning promotion agreement with the landowners for an area that has since become significant for local housing supply. Hallam Land submitted a planning application in July 2020, and the site was allocated in Fareham Borough Council's Local Plan in April 2023, the largest allocation in the Plan.

Fareham Borough Council failed to make a timely decision on the application, which led to Hallam Land appealing in August 2024 based on non-determination. The appeal was subsequently recovered by the Secretary of State in October 2024 and consent was granted in July 2025.

In addition to the 1,200 homes, of which 40% are affordable, the consent will deliver an 80 bed care home, a two-form entry primary school, a community centre and a new country park which includes a 10 hectare bird reserve. The scheme provides biodiversity and nitrates credits to release other developments in the local area including, potentially, the Council's Town Centre redevelopment project.

Hallam Land will commence marketing the site for sale this month and expects strong interest in the opportunity.

Hallam Land currently has active appeals on four other sites, totalling around 1,300 residential plots. Hallam has now achieved planning on c.2,500 plots in the year to date, and it continues to progress numerous applications with a target of submitting 10,000 plots this year.

**Tim Roberts, CEO at Henry Boot, commented:** "Securing planning consent for nearly 2,500 homes is a clear testament to our team's expertise in unlocking complex sites for development. The approvals also signal renewed momentum in the planning system following the government's reaffirmed commitment to removing planning barriers and tackling the nationwide housing shortage. It is a strong indicator that well-considered schemes in the right locations will be approved, and we expect strong buyer interest as we bring them to market, enabling us to unlock the value we have secured on behalf of our shareholders."

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## Notes to editors

Henry Boot is one of the UK's leading land, property development, home building and construction businesses - and we've been transforming land and spaces since 1886. Listed on the London Stock Exchange since 1919, we're renowned for quality, expertise, delivery and a partnership approach across the group - which comprises, Hallam Land, HBD, Stonebridge Homes, Henry Boot Construction, Banner Plant and Road Link.

Operating across the UK, and employing over 500 people, we focus on three key markets: urban development, industrial and logistics and residential. Hallam Land manages one of the top five largest land portfolios in the country, with the potential to facilitate over 100,000 homes. HBD manages a development pipeline of £1.2bn, the equivalent of 6m sq ft of developments across our key markets, while maintaining a £107m investment portfolio, of which 72% of the properties have an EPC rating of 'C' or higher. Stonebridge, our jointly owned home building business, manages a land portfolio capable of delivering 1,700 homes, with an ambition to deliver up to 600 new homes a year.

Henry Boot Construction has extensive experience in both the public and private sectors, including major projects such as the £200m regeneration of Barnsley town centre, and The Cocoa Works, a £57m residential development in York. For over 65 years, Banner Plant has supplied construction products and services, operating from seven regional depots in the North of England.

We have also developed an ambitious Responsible Business Strategy to help us meet our aim of being Net Zero Carbon by 2030, and to deliver, by 2025, charitable, community and education work valued at £1m.

From land promotion, property development and investment to home building, construction and plant hire, Henry Boot is where great places start.

[henryboot.co.uk](https://henryboot.co.uk)

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