

Henry Boot secures outline planning consent for 1,000 homes in Ashford, Kent

Henry Boot's land promotion and planning business, Hallam Land, has won an appeal to secure outline planning permission for 1,000 homes in Ashford, Kent.

In 2006, Hallam Land entered into an initial planning promotion agreement with the landowners. A planning application was submitted in 2018, with the site receiving an allocation for housing in the Ashford Local Plan in 2019. Ashford Borough Council failed to make a decision on the application, which led Hallam Land to appeal in January 2025 based on non-determination. The appeal was successful, resulting in full approval in December 2025.

In addition to the 1,000 homes, of which 19% are affordable, the consent will deliver self-build plots, a local centre, a primary school, flexible office space and a community hall.

Marketing of the site for sale will commence very shortly, and strong interest in the opportunity is expected.

Hallam Land achieved approvals for 4,159 plots in 2025 and is actively working on several applications, aiming to submit around 10,000 plots this year, taking advantage of positive momentum in the planning system following the government's recent policy changes.

Tim Roberts, CEO at Henry Boot, commented: "Securing outline planning consent for 1,000 homes in Ashford marks another significant milestone for Hallam Land and reflects the strong momentum we are seeing across the business. Hallam Land continues to prove its resilience and expertise in unlocking high quality development opportunities alongside landowners and local authorities."

Notes to editors

Henry Boot is one of the UK's leading land, property development and home building 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, Banner Plant and Road Link.

Operating across the UK, and employing over 400 people, we focus on three key markets: residential, industrial and logistics, and urban development. Hallam Land has facilitated 52,000 new homes since 1990, managing 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 £1.3billion, the equivalent of 7 million sq ft of developments across our key markets, while maintaining a c.£113million investment portfolio, of which 73% of the properties have an EPC rating of 'C' or higher.

Stonebridge Homes, our jointly-owned home building business, manages a land portfolio capable of delivering 1,500 homes, with an ambition to deliver up to 600 new homes a year.

For 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 £1million.

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

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