



January 2025

Dear Investor

The Brandon Strategic Land Development LP (“the Fund”)

This update covers the period from June 2023 to 31 December 2024 and was specifically held back to incorporate the impact of the new Government’s updated national planning policy.

Land in Breckland District Council (BDC)

The concluding remarks in our last report regarding the glacial pace of operation at local authorities continue to hold water. BDC ran its Regulation 18 “Preferred Options Draft Plan” until July 2024 - at least six months later than was announced previously. This activity was expected to produce a Regulation 19 document for consultation.

Following the election in 2024, the new Government was quick to announce a new National Planning Policy framework (NPPF). Consultation started shortly after the election and concluded at the end of September.

The new NPPF guidance resulted in a 47% increase in BDCs new housing requirement from 625 to 917. In September 2024, BDC voted unanimously to pause the Local Plan update until the publication of the revised NPPF. This revised NPPF was finally published just before Christmas, and we await information on BDCs position.

Land in West Suffolk Council (WSC)

The WSC Local Plan was submitted to the Secretary of State for independent examination in May 2024.

In October 2024, the Planning Inspectorate commenced a hearing and it remains ongoing.

The revised NPPF also had a similar impact in WSC with a requirement for a further 435 new homes, with a new target of 1200 houses. Accordingly, WSC needs to commence work on a new local plan “at the earliest opportunity.”



Cavendish Consulting

In September 2024 we appointed Cavendish Consulting to assist us with both political and local engagement. We have been working with this firm on other development sites and it has provided fresh insights and assisted in obtaining planning permission.

To date the team has arranged and is in the process of arranging, meetings with both the leaders of both BDC and WSC as well as their respective planning officers.

We are also engaged in responding to the consultation issued by central government, the Ministry of Housing, Communities and Local Government (MHCLG) specifically on the impact of the mitigation land in BDC as part of its working paper “Planning reform, development and nature recovery.” We also are in contact with other developers affected by this matter in BDC.

Finally, we have also asked local residents for feedback on potential commercial development on our site in BDC to assist future planning applications.

Financing

As we last reported, the additional costs for the various updated reports to support the revised planning application since 2018 have been met from a loan provided by funds managed by Stellar. This loan now amounts to £668,100 excluding interest (31 March 2023 - £ 620,000).

Investors are also reminded that both the manager, Talavera Estates, and Stellar have deferred their annual fees since the original planning application was submitted. For the period from 1 July 2015 to 31 December 2016, 50% of fees have been deferred. Since 1 January 2017, all fees have been deferred until a land sale. The contracted annual fees are £60,000 in respect of Talavera and £35,000 for Stellar. The total sum deferred to 31 March 2023 amounts to a further £ 855,000 (31 March 2023 - £ 688,750).

Valuation of your investment

Since inception in 2013, investors have committed £ 2 million of equity to the Fund. As noted above the Fund has liabilities and deferrals amounting to a further £ 1.52 million (31 March 2023-£1.4 million). The Fund’s promotion agreement with landowners runs until the Summer of 2028, unless extended, and therefore we believe there to be value to investors from any planning permission



obtained prior to this date.

However, given the length of time which will be needed for any return of funds from the position today, we believe it remains appropriate to continue to value an interest in the Fund at 50p for every £1 invested.

Conclusion

The new NPPF is expected ultimately to be helpful to the Fund's aim to develop the sites in Brandon. As we progress with the various rounds of consultation and engagement in the next few months, the impact of this new policy will become clearer.

We will update you again once we have more news and, in any event, no later than May 2025.

In the meantime, should you have any questions please do not hesitate to contact me.

Yours sincerely

Jonathan Gain
Chief Executive