

EXPERTS IN NATIONAL PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT

Gerald Eve's planning and development advisory business is one of the most respected in the UK. Consisting of over 100 professionals, we are one of the only fully integrated planning and development teams in our industry.

Advising on

c.65,000

residential units

Nationally integrated team operating across the country

Act for many of the UK's major developers, REITS and landed Estates including British Land, Taylor Wimpey, Redrow and Grosvenor Britain & Ireland.

c.15 million
sq ft

of employment space being brought forward

£12.5 billion

gross development value

Specialist teams advising central Government on the delivery of new homes as part of the 'build back better' and 'levelling up' agendas.

SOME OF OUR NATIONAL CLIENTS





YOUR INTELLIGENT ADVISOR

Gerald Eve is recognised among the UK's leading experts in planning and development. Our clients look to us to help them realise or improve asset value.

One of the largest fully integrated planning and development teams in the sector

Deep understanding of the entire planning system

Harnessing imaginative strategies and a tenacious approach to optimise outcomes

Agile, flexible and adaptable to changing policy and legislation

Detailed analysis and management of planning risk

Commercially-minded development strategies and viability appraisals

Active engagement in policy debate, informing government departments, local government and business organisations

SERVICE OFFERING

Our planning and development team has a fully integrated service offering, including:



Acquisitions and disposals



Affordable housing



Compulsory purchase



Development agreements



Development plan / policy advice



Expert witness



Due diligence



Financial viability assessments



Planning applications / appeals



Portfolio management / advice



Project management



Public sector



Regeneration



Valuation

Corporates: We advise major corporates, providing advice on both expansion opportunities as well as securing change of use, consolidation and exit from brownfield sites.

Developers: We work with national mixed use developers, housebuilders and specialist/niche enterprises to help identify and optimise sites.

Public sector and registered providers: We partner with and advise a number of government departments, local authorities, public bodies and housing associations to ensure 'best consideration' and value are secured for the public sector.

Land owning institutions and private wealth: We represent many significant landowners and Landed Estates, for whom we secure optimum planning permissions, often as part of Estate wide strategies.

Funds: We support fund managers to ensure their assets are optimised with appropriate short, medium and long-term strategies.

NATIONAL CASE STUDIES

- 1 Hungate, York
- 2 Flax Place, Leeds
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- 4 Godley Green, Greater Manchester
- 5 Former Alder Hey Hospital Site, Liverpool
- 6 Symmetry Park, Merseyside
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Client: Hiscox
Project: Hungate, York
Location: North Yorkshire

Service: Planning | **Sector:** Office / Hotel

The Challenge

Gerald Eve's Planning and Development Team was appointed by Hiscox to advise on the development of a new headquarters building in York City Centre.

Hiscox had very specific requirements and the site was located in a very sensitive location, in a Conservation Area, adjacent to a Grade II* Listed building and within the setting of a Grade I Listed building.

The Solution

Working closely with the architects, Gerald Eve led all the pre-application discussions, including full attendance at the public consultation events and engagement with statutory consultees such as Historic England and the Environment Agency.

By carefully demonstrating how the design would do no harm to the adjacent properties, but rather complement them, Gerald Eve were able to gain support for the proposals across a range of stakeholders.

The Results

Full planning permission was granted unanimously for a bespoke 60,000 sq ft office building along with outline planning permission for either a hotel (100 bedrooms) or offices, by the City's Planning Committee, with support from the Civic Trust and the Town Council.



Client: Neighbour Leeds
Project: Flax Place
Location: Leeds

Service: Planning | Sector: Residential

The Challenge

Gerald Eve was instructed by Neighbour Leeds Ltd to prepare, submit and manage a major planning application for 300 residential dwellings together with ancillary supporting facilities at the site, which occupies a key gateway location into the heart of Leeds city centre.

The Solution

Gerald Eve led all pre-application discussions with the City Council and coordinated the development team during the preparation of the detailed planning application.

The Results

Gerald Eve successfully secured an implementable planning permission for a high-quality residential scheme just eight weeks after submission.



Client: Empire Knight Group
Project: Black Cat Fireworks Site
Location: Huddersfield

Service: Planning | Sector: Residential

The Challenge

Gerald Eve's Planning and Development team was instructed by Empire Knight Group Limited to both promote this 30ha brownfield site as part of Kirklees Council's Local Plan process for a residential allocation as well as being instructed to prepare, submit and manage a major outline planning application for a residential-led development. Promoting sites through a local plan is always tricky and often opposition against proposals can be fierce.

The Solution

From a development perspective, Gerald Eve has been advising on the opportunities and constraints of the site, undertaking market analysis to consider uses that could maximise the potential land receipt and carrying out development appraisals and scenarios to assess the development viability of the site.

Planning work has included the active promotion of the site for residential development as part of the emerging Local Plan examination process, including preparing supporting evidence for the site's allocation, agreeing a Statement of Common Ground with the Council on key matters, and preparing to attend relevant hearing sessions.

The Results

A major outline planning application has been prepared and submitted to the Council for up to 770 homes, including up to 70 care apartments, local services, and associated development, with Gerald Eve acting as the lead consultant for the project. Planning permission was granted in March 2022.



Client: Tameside Metropolitan Borough Council
Project: Godley Green Garden Village
Location: Greater Manchester

Service: Planning | Sector: Residential / Employment / Retail / Leisure

The Challenge

Gerald Eve is instructed by Tameside Metropolitan Borough Council to prepare, submit and manage a major outline planning application to accord with the draft allocation in Places for Everyone. Given the size of the site and the adherence to the Garden Village principles, this scheme presents a genuine opportunity to deliver transformational change in the local area.

The Solution

The 127-hectare site sits adjacent to the western border of Hattersley and the rural-fringe town of Hyde. The site is currently allocated in the emerging Places for Everyone for over 2,300 homes and supporting uses including leisure, retail, employment and open space.

Gerald Eve developed a programme of pre-application discussions, community and stakeholder workshops and technical work ahead of progressing to the preparation, submission and management of a major planning application.

The Results

Gerald Eve submitted a planning application in Autumn 2021 and is continuing to support and advise the Council through the determination period.



Client: Step Places
Project: Former Alder Hey Hospital Site
Location: Liverpool

Service: Planning | **Sector:** Residential / Offices / Retail / Leisure

The Challenge

Following the development of the new Alder Hey Children's Hospital, Gerald Eve was appointed by Step Places to secure planning permission for the redevelopment of the former hospital site at Springfield Gardens. The proposals seek to deliver a high-quality residential-led development that meets a variety of needs while creating a diverse and inclusive community.

The Solution

Gerald Eve led the project team through an extensive pre-application process and community consultation before preparing and submitting a full planning application. The BDP designed scheme comprises 248 homes, a food and drink premises, gym and crèche and an office block.

The proposals will deliver a mixed-use community on the former Alder Hey Hospital site. The mixed tenure housing, including homes for NHS staff, people with autism and retirement homes, will create a truly inclusive community whilst the public space improvements will greatly benefit the existing neighbourhood.

The Results

The planning application was determined at planning committee in Autumn 2021, where Liverpool City Council resolved to grant permission, with Gerald Eve continuing to advise Step Place throughout and up to the determination process.



Client: Tritax Symmetry
Project: Symmetry Park, Merseyside
Location: Merseyside

Service: Planning | **Sector:** Industrial & Logistics

The Challenge

Gerald Eve was instructed by Tritax Symmetry to prepare, submit and manage a major hybrid planning application for the redevelopment of the former Cronton Colliery to deliver up to 1 million sq ft of logistics accommodation. The site is an allocated employment site within a Garden Village and its development would facilitate a Country Park on adjacent land. This scheme presents a genuine opportunity to significantly increase the Council's employment land supply as well as facilitating the delivery of significant health benefits associated with the country park.

The Solution

The 25-hectare site sits immediately east of junction 6 of the M62 motorway and is allocated for at least 22.5ha of logistics development within the Halsnead Garden Village Sustainable Urban Extension in Knowsley.

Gerald Eve developed a programme of pre-application discussions, community engagement and technical work ahead of progressing to the preparation, submission and management of a major planning application.

The Results

Gerald Eve secured planning permission in March 2022 and is continuing to advise Tritax on the discharging of conditions and reserved matters.



Client: Schroders
Project: Stanley Green Trading Estate
Location: Stockport, Greater Manchester

Service: Planning | **Sector:** Residential / Commercial / Office

The Challenge

Following the acquisition of the 150,000 sq ft Stanley Green Trading Estate for £17.25 million in 2020, Gerald Eve was instructed to secure planning permission for an extension (Use Classes B2, B8 and E(g)) on a vacant brownfield site within the Estate to capitalise on the increasing demand for industrial and logistics space in the North West.

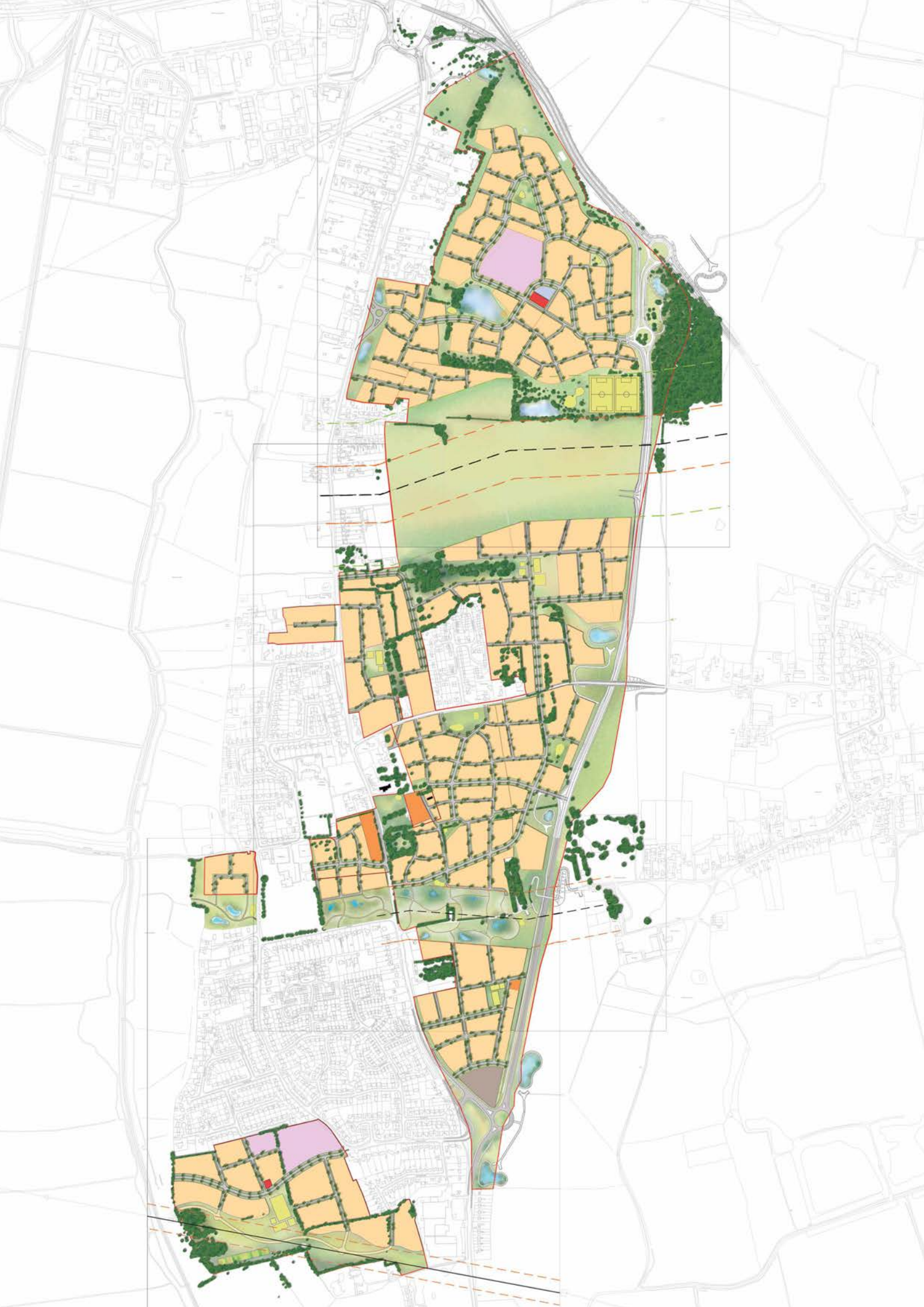
The Solution

The site sits within the wider Stanley Green Trading Estate in Stockport which allowed Schroders to acquire an income-generating site while looking at options to add value through developing additional space. This potential existed as Stanley Green Trading Estate is allocated for industrial development in the local plan.

Gerald Eve coordinated, prepared, submitted and managed an outline planning application for a further c.85,000 sq ft of industrial and employment floorspace. The proposal will make efficient use of an allocated site and provide further employment opportunities in the borough.

The Results

Planning permission was granted in February 2022 and Gerald Eve is continuing to advise on the discharging of conditions to allow the development to begin as soon as possible.



Client: Borough Council of King's Lynn and West Norfolk
Project: South East King's Lynn Strategic Growth Area Infrastructure Development Plan
Location: Norfolk

Service: Development Consultancy | Sector: Government Contracts

The Challenge

As part of a multi-disciplinary team alongside Mott MacDonald, Gerald Eve were instructed on behalf of the Borough Council and West Norfolk to inform and resolve how infrastructure will be funded and delivered in the Southeast King's Lynn Strategic Growth Area (SEKLSGA) through an infrastructure development plan (IDP).

The proposal is to build up to 3,500 homes (1,600 before 2026) together with the associated infrastructure and to address the impact of the new development, creating a sustainable and integrated community. Advice was required in relation to its financial viability, identification of the potential shortfall and to support a funding bid to Homes England.

Key infrastructure will include improvements to the Hardwick roundabout and an A47-A10 link road alongside other measures such as traffic calming and pedestrian and cycle provision.

The Solution

The role of Gerald Eve, along with Mott MacDonald, was to identify the potential costs of the required infrastructure and section 106 provisions whilst ensuring they were provided at appropriate points in the scheme delivery to ensure that policy and infrastructure targets are being met.

The work undertaken sought to understand how the following issues can be resolved:

- An initial agreement on how the strategic infrastructure will be delivered and the costs apportioned
- An understanding of the viability and deliverability of the proposals for infrastructure
- Information on the phasing of the strategic infrastructure which may be impacted by ransom strips
- The scope and cost of strategic infrastructure
- A proposal to secure delivery of a well-planned and logically sequenced development.

The Results

Gerald Eve provided advice on a suitable phasing plan, assessed the market for appropriate housing mix, sizes and values and created a development appraisal cashflow. This work identified the financial shortfall constraining the delivery of a financially viable scheme with regard to the required infrastructure. It then identified the most appropriate mechanism through which to secure planning obligations across the site which is in multiple ownerships.

Having completed an initial assessment and undertaken a period of public consultation, the infrastructure delivery plan for the SEKLSGA was subsequently successfully completed. Gerald Eve are currently providing the Council with advice regarding the landowner collaboration agreements necessary to bring the SEKLSGA forward for development.



Client: Arden Cross Limited (Landowner Consortium)
Project: Arden Cross Interchange Station
Location: Birmingham

Service: Development Consultancy | Government Contracts / Transport and Infrastructure

The Challenge

Arden Cross comprises a 140 hectare (346 acre) triangular site in the geographic centre of the UK, between the major conurbations of Birmingham and Coventry. The new HS2 Interchange station is located within Arden Cross, placing the site at the heart of the new HS2 network while also forming part of Solihull Metropolitan Borough Council growth plans, through the clustering of new economic activities and housing in 'The Hub', an area which includes other sites of strategic importance to the region.

HS2 proposed a surface car park for 7,500 spaces around the Interchange Station which would create a conflict in land use and restrict the developable area to plots at the perimeter of the site. The challenge was to devise an alternative development scenario that would deliver the growth objectives at a local, regional and national level and deliver a concentration of jobs and homes on the site by moving from a surface level car park to a multi-storey car park solution, whilst overcoming the cost of unlocking development and the timing of when land could be made available.

The Solution

Gerald Eve was appointed strategic adviser to the landowner consortium which required our team to work closely with all key stakeholders, including UGC, HS2, DfT, SMBC, WMCA and the IPA.

Our involvement, and subsequent solution, was to drive forward the masterplan and develop the business case to unlock the site for commercial / residential uses against the challenges faced by HS2 in terms of delivering the rail, station, and associated parking.

As consultants with significant experience of working in rail and transport related development, we understood the pressures and issues that each organisation was faced with. We had the ability to find a design / financial solution and revised programme which was robustly evidenced, tested, and agreed with the different stakeholders.

The Results

An announcement was made in the Budget 2021 that the government will provide £50million to develop proposals for transport improvements around the HS2 Interchange Station. This will help support regeneration proposals at Arden Cross in Solihull.

This was a fantastic result as it will enable the multi-storey car park solution to come forward and ensure that the ambitious growth objectives for the site can be achieved.

It has taken considerable effort to get to this point and I would like to personally thank you for your valuable contributions in developing the outline Business Case, the funding waterfall and in working so proactively, not just with the Arden Cross team but with our key stakeholders too. Your responsiveness and unwavering commitment to the project has been very gratefully received.

BEN GRAY, PROJECT DIRECTOR, ARDEN CROSS LIMITED



Client: Wyre Forest District Council
Project: Future High Street Fund and Levelling Up Fund
Location: Worcestershire

Service: Development Consultancy | **Sector:** Government Contracts

The Challenge

High streets and town centres lie at the heart of our communities and local economies, creating jobs, nurturing small businesses and injecting billions of pounds into our economy. But the way we shop and the way that communities use their high streets and town centres is changing; we are shopping more online, making fewer big shopping trips and shopping 'little and more often'. This changes the nature of what makes a high street successful.

Economic differences remain between different parts of the UK, including our cities, ex-industrial towns, and rural and coastal communities. These economic differences have real implications, affecting people's lives through their pay, work opportunities, health, and life chances. Tackling these economic differences and driving prosperity as part of 'levelling up' left behind regions of the UK is a priority.

The Solution

The Future High Streets Fund was established to support places by co-funding transformative, structural changes to overcome challenges in their area. Local authorities could bid for up to £25m of funding.

Gerald Eve has acted for various local authorities to help develop their bid and prepare the application form to both the Future High Streets Fund and the Levelling Up Fund. On behalf of Wyre Forest District Council, Gerald Eve led a multi-disciplinary team in preparing the business case to support ambitious proposal to regenerate the area around Kidderminster Town Hall in the centre of town.

The Results

Gerald Eve has successfully advised numerous clients in their submissions to the Future High Street Fund. For Wyre Forest District Council, we were able to secure £20.5m (the 5th largest award) for investment into Kidderminster Town Centre.

Subsequently, we have been advising the Council on proposals to secure further funding via the first round of the Levelling Up Fund with confirmation in the Autumn 2021 Budget that the full amount requested, £17.9m, has been approved which will further support the continued regeneration of Kidderminster Town Centre.



Client: Jaguar Land Rover
Project: Land at Damson Parkway
Location: Solihull

Service: Planning / Development Consultancy | **Sector:** Industrial & Logistics

The Challenge

Jaguar Land Rover (JLR) required the development of a major new Logistics Operations Centre (LOC) comprising approx. 1 million sq ft of warehouse and ancillary office space close to its existing Solihull plant. The LOC was required to help improve the logistical efficiency within JLR's complex supply chain network that operates across the West Midlands and to help ensure JLR maintains its competitive edge in a global market and continues to be the UK's largest car manufacturer by volume.

The Solution

Gerald Eve was appointed to lead a large project team in order to obtain planning permission. The site was located within the Green Belt but was the only location which could facilitate the LOC due to land availability and its proximity to JLR's manufacturing plant. The scheme also comfortably triggered the requirement to submit an Environmental Impact Assessment (EIA) and, with input from various consultants, Gerald Eve assembled and prepared the EIA.

Part of our solution was to create a very special circumstances case in support of the application. The LOC will assist JLR in facilitating their just-in-time manufacturing operation by locating vehicle parts in close proximity to the existing manufacturing facility. This in turn would result in a reduction of one million road miles annually across the UK's road network.

As well as advising on the planning application, Gerald Eve's development team also provided development appraisal advice regarding the site and our industrial agency team initially acquired the land on behalf of JLR.

The Results

Officers and members considered that the application had demonstrated very special circumstances in order to justify development in the Green Belt. The building was one of the largest ever to be granted in the Green Belt.



Client: Regents (Godiva)
Project: Godiva Place, Lower Ford Street
Location: Coventry

Service: Planning | Sector: Student Accommodation

The Challenge

Gerald Eve's Planning team was appointed to advise on the submission of a major planning application on behalf of Regents (Godiva) Limited, in respect of a scheme for student accommodation comprising 769 beds together with ancillary supporting facilities.

The challenge was to assist the client in delivering student accommodation on an existing employment site. There were also other matters that required consideration such as drainage, the impact upon existing residential amenity and right to light.

The Solution

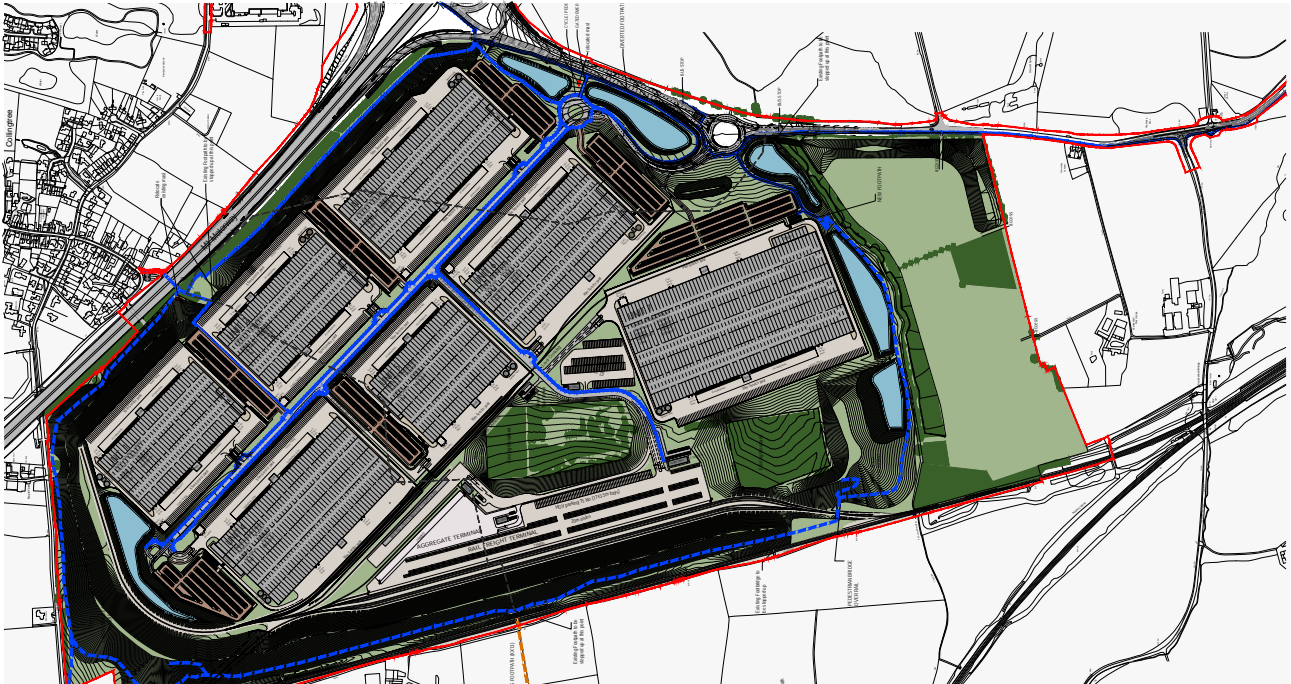
Gerald Eve managed the preparation of a major planning application to Coventry City Council, including the project management of other technical consultants.

Working closely with the client, and through developing a positive working relationship with the Council, a recommendation for approval from Council Officers was sought. Following the recommendation for approval, Coventry City Council Planning Committee voted in favour of the scheme.

The Results

Subsequent to the granting of planning permission Gerald Eve has been retained by Galliford Try, appointed by the new owner to deliver the scheme, to advise on the discharge of the planning conditions attached to the permission.

In addition to discharge of conditions Gerald Eve has been instructed to submit several non-material amendments to reflect minor changes to the building design during the construction period.



Client: Private Landowner
Project: Northampton Gateway – M1 Junction 15
Location: Northamptonshire

Service: Development Consultancy / Development Agency | **Sector:** Strategic Land / Industrial & Logistics

The Challenge

Gerald Eve was instructed to identify a suitable development partner for the landowner and subsequently negotiate a Development Agreement which maintains control over key aspects to ensure the landowner's objectives are met.

Working with the development partner through a 6-year promotion period, our advice had to help the development scheme flex and adapt to competing proposals to optimise value.

The Solution

Throughout our instruction, regular monthly meetings were held with the landowner and Development Partner through the promotion period. This ensured our client fully trusted us to negotiate on their behalf, keeping them up to date throughout.

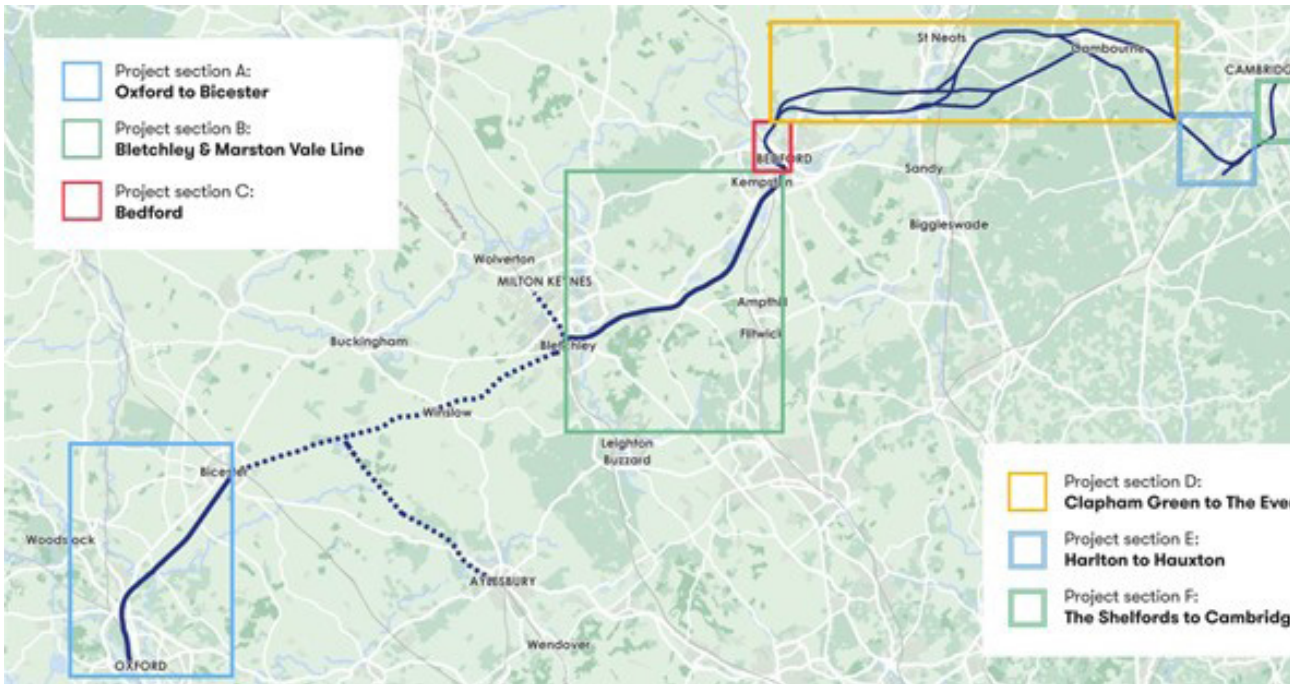
During the life of the project, we advised on the adjustment of the Development Agreement to meet the evolving scheme design and to cater for third party landownerships. The proposals needed to meet the requirement of a Strategic Rail Freight Interchange (SRFI) including an aggregates terminal and 5m sq ft of Warehousing and Logistics space, and significant highway works through a Development Consent Order (DCO) process.

We also negotiated crop compensation payments to allow for intrusive investigation pre-planning.

The Results

Following successful grant of the DCO negotiation, Gerald Eve oversaw the sale of the site to SEGRO following a detailed and thorough valuation exercise to determine optimum value for the land including commissioning detailed analysis on the cost estimates provided.

The sale of the land was achieved for a record value at the time while also suiting both the landowner's and SEGRO's requirements.



Client: Homes England / Department for Levelling Up, Housing and Communities (formerly MHCLG)
Project: East West Rail (OXCAM Arc)
Location: Oxfordshire-Cambridgeshire

Service: Development Consultancy | **Sector:** Government Contracts

The Challenge

East West Rail (EWR) is a major infrastructure project which is proposed to deliver much-needed connections across the OxCam Arc, linking people with job opportunities, new homes and major economic hubs both locally and across the UK. The Government has identified that the corridor between the cities of Oxford and Cambridge could produce an extra £163 billion in annual economic output and one million new homes by 2050.

On behalf of Homes England and DLUHC, Gerald Eve’s planning and development team has been undertaking an analysis of potential major new settlements across the Arc.

The Solution

Working alongside Arup, Gerald Eve has been analysing the types of development corporation structure and the issues surrounding the delivery of housing settlements ranging from 9,000-25,000 units along the OxCam Arc.

Additionally, the development team was separately commissioned to undertake cash flow analysis and consultancy work to assess the high-level viability of 12 masterplans developed by Arup for new settlements/developments along the OxCam Arc. The masterplans looked at four core areas around EWR stations and test different scales of density, assuming a small (c.5,000-15,000 new homes) and a large (c.15,000-30,000 new homes) option.

The Results

The project outcome has been a comprehensive review of delivery models and application of structures in the context of the wider delivery programme. Gerald Eve developed a bespoke financial model in MS Excel specifically for the purposes of testing the viability of the 12 masterplans as part of this commission.

The team then undertook the development of a series of concept masterplans accompanied by supporting information and assessments to understand the merits of different options.

The analysis suggested that in all instances, delivery of both small and large settlements is a challenge, but that there are circumstances in which a viable and deliverable position may be created.



Client: Christ's Hospital Foundation
Project: Mangrove Road, Hertford
Location: Hertfordshire

Service: Development Consultancy / Development Agency | **Sector:** Residential

The Challenge

Gerald Eve was instructed by Christs Hospital Foundation (CHF) to advise on the disposal of a greenfield site west of Mangrove Road in Hertford, that was surplus to requirements. The site measures 11.6 acres and was formerly school playing fields.

The Solution

Advice was provided in relation to promoting the site through the Local Plan for development prior to marketing to enhance value through de-risking the planning position.

The Planning and Development team successfully made representations to the Local Authority and the site was allocated for residential use in the new Local Plan.

Gerald Eve also provided advice regarding the marketing and disposal strategy, options analysis, pre-sale due diligence and anticipated disposal proceeds.

The Results

The site was brought to the market in September 2019 through a comprehensive campaign in the property press and social media. The site gained significant levels of interest from a range of local and national residential developers and through thorough site visits, bid analysis, interviews, selection and negotiation process, contracts were exchanged with CALA (Northern Counties) on a conditional, subject to full planning permission basis.

CALA successfully achieved full planning permission for 64 new dwellings and the site was sold in August 2021.



Client: EPTA Development Corporation
Project: Project Axis
Location: Avonmouth

Service: Planning | Sector: Industrial & Logistics

The Challenge

Epta Development Corporation (EDC) instructed Gerald Eve to manage the submission of a hybrid planning application for a major new Industrial & Logistics Park in South Gloucestershire.

The site, part of which is covered by an extant planning permission from the 1950s, measures approximately 40 hectares and comprises a mix of brownfield and greenfield land formerly used as a pharmaceutical manufacturing facility.

The Solution

Gerald Eve's planning team initially undertook detailed pre-application discussions with the local authority to consider and establish the most appropriate strategy for the site. It was agreed that the optimal way forward would be to apply for planning permission to develop the whole site, whilst recognising the fallback position of the extant permission.

An indicative masterplan was then prepared which demonstrated how this can be achieved at the site, delivering a scheme with a total floorspace of circa 1,800,000 sq ft that would deliver a range of significant benefits to both EDC and the Council. These include an efficient layout, which is likely to attract a greater level of inward investment and job creation, and a comprehensive masterplanning approach across the site, ensuring clear principles with regard to appearance, layout, landscaping and scale.

The Results

A hybrid planning application has now been submitted comprising an outline application with all matters reserved other than access for the erection of a strategic employment development comprising industrial (Use Class B2) and/or storage and distribution uses (Use Class B8). This includes ancillary office space, external yards, parking, vehicle, cycle and pedestrian connections, landscaping and associated works.

Additionally, a full planning application comprising engineering earthworks and associated works to raise site levels to create a pre-development plateau has been submitted.



Client: Homes England
Project: Bristol Temple Meads Station
Location: Bristol

Service: Development Consultancy | **Sector:** Government Contracts

The Challenge

Bristol, an important regional hub for the South West and a key regional city for the UK, has for a number of years faced problems with residential supply and availability. In particular, the lack of decent and affordable housing has been described by Bristol's Mayor as one of the city's most pressing problems.

In circumstances such as this, Homes England, the government's housing accelerator, seeks to step in to identify solutions that would bring forward housing development on sites with significant potential but lacking the infrastructure funding to progress. The area in and around Bristol Temple Meads Station had long been identified as having development potential so Homes England wished to assess the potential of upgrading the station itself to act as a catalyst for regeneration.

The Solution

Instructed by Homes England, and working collaboratively with Network Rail, Bristol City Council and West of England Combined Authority, Gerald Eve produced a business case to support the upgrading of Bristol Temple Meads Station.

We were brought in to prepare a case that effectively articulated the regeneration influence that the station upgrade works would have and how this in turn could unlock growth opportunities and stimulate housing delivery in this important regional hub. Our Business Case also provided advice in assessing options for the site in terms of land assembly and delivery.

The Results

Gerald Eve's development team has been playing a pivotal role in the production of an HMT Green Book Business Case to support a funding case from the Housing Infrastructure Fund which would allow the funding of significant infrastructure development at Bristol Temple Meads Station.

The Business Case is currently being considered with a decision expected imminently.



Client: Private Landowner
Project: North Newbury
Location: West Berkshire

Service: Development Valuation / Development Agency | **Sector:** Residential / Education

The Challenge

Gerald Eve's Planning and Development team was instructed by the private landowners of a large greenfield land holding, totalling approximately 56 acres north of Newbury, to advise on maximising the value for the eventual sale.

The land did not have planning permission for redevelopment so the challenge was to promote the site through the planning process to ensure the maximum proceeds from the eventual sale.

The Solution

The Development team undertook a detailed analysis of the landholding and surrounding area before advising the client to enter into a promotion agreement with an experienced developer/promoter who would promote the site through the planning process for residential development.

Gerald Eve competitively marketed the promotion opportunity and through a rigorous selection process Commercial Estates Group was selected and an agreement negotiated. Within 5 years the site was successfully promoted through a challenging appeal process and granted outline planning for residential alongside a new primary school.

Following the grant of outline planning permission, the team subsequently advised on the disposal strategy, estimated disposal proceeds and full marketing of the site in order to maximise value through its disposal. Due to the size and layout of the site Gerald Eve advised marketing the site in two phases that were physically separated by the A339 in order to maximise value and appeal to a larger amount of developers.

The Results

The first phase of 222 units and the primary school was brought to the market and gained significant levels of interest. Following a thorough interview, selection and negotiation process, this phase was sold unconditionally to David Wilson Homes.

The second phase for, the remaining 179 residential units, was subsequently brought to the market and through a similar rigorous selection process, Taylor Wimpey was selected as the successful purchaser and a sale was subsequently completed.

Gerald Eve continues to advise the client on the surrounding land ownerships and the futureproofing of these for future development.



Client: Reading Borough Council
Project: Bristol and West Arcade, Reading
Location: Berkshire

Service: Development Valuation | **Sector:** Government Contracts

The Challenge

Gerald Eve was instructed by Reading Borough Council to advise on the redevelopment of the Bristol and West Arcade in Reading town centre. Valuation advice was provided to quantify the value and negotiate the movement of a public right of way that ran through the development site, benefitting the Council. The advice was provided pursuant to Section 123 of the Local Government Act 1972.

Planning permission had been granted for the demolition of the existing vacant retail arcade and the redevelopment to provide inter alia an eight-storey mixed-use building, comprising residential, offices and five retail units at ground floor. In order to implement the planning permission, the developer needed to move the public right of way that existed, running through the middle of the existing property. The Council was amenable to the movement, but required compensation based upon the principles of Best Value.

The Solution

In order to quantify the uplift in value to the developer that would be brought about by the movement of the right of way, Gerald Eve undertook a valuation of the site subject to the planning permission. This was then compared against a valuation of the site subject to a hypothetical scheme whereby the right of way remained in situ.

After stress-testing the scenarios, Gerald Eve advised the Council of the likely realisable value from a negotiation.

The Results

After negotiation, a compensation figure equivalent to a fair and reasonable proportion of the uplift in value was agreed between Gerald Eve and the developer. Gerald Eve reported to the Council in accordance with S123 of the Local Government Act 1972.

Client: Folkestone and Hythe District Council
Project: Strategic Financial Viability and Deliverability
Location: Kent

Service: Financial Viability | Sector: Residential / Employment / Infrastructure

The Challenge

Gerald Eve have advised Folkestone and Hythe District Council (FHDC) on a series of large-scale projects ranging from the financial and viability of Otterpool Park – a 10,000-unit Garden Village settlement over a 25-year period – to the district wide Community Infrastructure Levy (CIL) review.

Otterpool Park Garden Village

The Otterpool Park Garden Village masterplan includes proposals for over 10,000 homes, commercial space and £200m of strategic infrastructure, principally comprising large-scale road networks. Our role was to assess the financial viability of the masterplan to fund and deliver the required infrastructure and other planning obligations, in relation to the various trigger points for development established by the Council.

CIL Area Wide Assessment

The Community Infrastructure Review was undertaken to assess the potential impacts of additional CIL rates to fund the large-scale infrastructure requirements across the district, including Otterpool Park Garden Village, and other strategic sites such as Sellindge, Folkestone Sea Front and New Romney settlements.

The Solution

Otterpool Garden Village

Our review involved the assessment of the Otterpool Park LLPs proposed costs and programme milestones, in partnership with a dedicated Cost Consultant, G&T, to ensure they were robust and achievable. We produced a bespoke financial model, assessing a Master Developer approach to delivery. We also undertook an in-depth sensitivity review, testing several scenarios including alternative infrastructure funding options for the masterplan, increased Section 106 contributions, placemaking premiums, and CIL contributions from sites located outside the proposed Garden Village.

CIL Area Wide Assessment

We assessed the financial viability of the identified key strategic sites to determine whether a new CIL rate would be reasonable.

The approach to methodology and assumption base was consistent with what had already been taken to an area wide basis for the district and met the requirements of the NPG.

The Results

The viability and deliverability assessment undertaken was used to support the Core Strategy Examination in Public and was reviewed by the Inspector in their Examination. Additionally, James Brierley, Partner in the Development Team, gave evidence at the Examination on behalf of the Council.



Client: LaSalle Investment Management
Project: Sackville Trading Estate, Hove
Location: East Sussex

Service: Development Consultancy / Development Agency | **Sector:** Residential / Retirement / Employment

The Challenge

LaSalle Investment Management approached Gerald Eve to provide strategic and development advice relating to the redevelopment of a 9-acre trading estate in Hove, which was an underperforming asset with a high vacancy rate. There were also further constraints related to the site's location adjacent to an operational railway line and related restrictive covenants.

The Solution

Gerald Eve worked alongside the design and consultant team providing strategic direction, advised on vacant possession strategy and attended key planning meetings. This successfully established the principle of bringing forward residential-led mixed-use development on the site, which was deliverable with regard to the adjacent railway.

The Results

Gerald Eve subsequently identified an appropriate exit strategy to meet the requirements of the client. We led the marketing of the site through a selective informal tender process and negotiated terms for a subject to planning agreement with Moda. We were involved in monitoring the process post-exchange. Planning permission has since been achieved for 564 build-to-rent homes, a retirement village and 70,000 sq ft of commercial space along with extensive new public realm and landscaping.

PLANNING PARTNERS



Lisa Webb
Partner, Leadership Team
Tel. +44 (0)20 7333 6225
lwebb@geraldeve.com



Nick Brindley
Partner, Leadership Team
Tel. +44 (0)20 7333 6362
nbrindley@geraldeve.com



Neil Henderson
Partner, Leadership Team
Tel. +44 (0)20 7333 6377
nhenderson@geraldeve.com



Graham Oliver
Partner, Leadership Team
Tel. +44 (0)20 7333 6315
goliver@geraldeve.com



Harry Spawton
Partner
Tel. +44 (0)161 259 0457
hspawton@geraldeve.com



Julia Chowings
Partner
Tel. +44 (0)121 616 4805
jchowings@geraldeve.com



James Wickham
Partner
Tel. +44 (0)20 7333 6353
jwickham@geraldeve.com



Jeremy Randall
Partner
Tel. +44 (0)20 7333 6328
jrandall@geraldeve.com



Peter Dines
Partner
Tel. +44 (0)20 7333 6292
pdines@geraldeve.com



Stephenie Thourgood
Partner
Tel. +44 (0)20 7333 6265
sthourgood@
geraldeve.com



Nia Fraser
Partner
Tel. +44 (0)20 7333 6299
nfraser@geraldeve.com



Kevin Henson
Partner
Tel. +44 (0)20 7333 6421
khenson@geraldeve.com



Kevin Watson
Partner
Tel. +44 (0)20 7333 6388
kwatson@geraldeve.com



Leonie Oliva
Partner
Tel. +44 (0)20 7333 6445
loliva@geraldeve.com

DEVELOPMENT PARTNERS



Robert Fourt
Partner, Leadership Team
Tel. +44 (0)20 7333 6202
rfourt@geraldeve.com



Alexander Gillington
Partner, Leadership Team
Tel. +44 (0)20 7333 6288
agillington@geraldeve.com



James Brierley
Partner, Leadership Team
Tel. +44 (0)20 7333 6262
jbrierley@geraldeve.com



Hari Sothinathan
Partner
Tel. +44 (0)20 7333 6440
hsothinathan@
geraldeve.com



Tom Dolan-Bent
Partner
Tel. +44 (0)113 204 8403
tdolan-bent@geraldeve.com



Sam Skinner
Partner
Tel. +44 (0)121 616 4843
sskinner@geraldeve.com



Andrew Crow
Partner
Tel. +44 (0)20 7333 6222
acrow@geraldeve.com



Alexander Vaughan-Jones
Partner
Tel. +44 (0)20 7333 6375
avaughan-jones@
geraldeve.com



Robert Davies
Partner
Tel. +44 (0)20 7333 6207
rdavies@geraldeve.com



Simon Hay
Partner
Tel. +44 (0)20 7333 6260
shay@geraldeve.com



Julian King
Partner
Tel. +44 (0)20 7333 6250
jking@geraldeve.com



Adam Rhead
Partner
Tel. +44 (0)20 3486 3499
arhead@geraldeve.com



Alex Brown
Partner
Tel. +44 (0)20 7333 6384
abrown@geraldeve.com



Adam Pappini
Partner
Tel. +44 (0)20 3486 3706
apappini@geraldeve.com



Tom Marshall
Partner
Tel. +44 (0)20 3486 3702
tmarshall@geraldeve.com

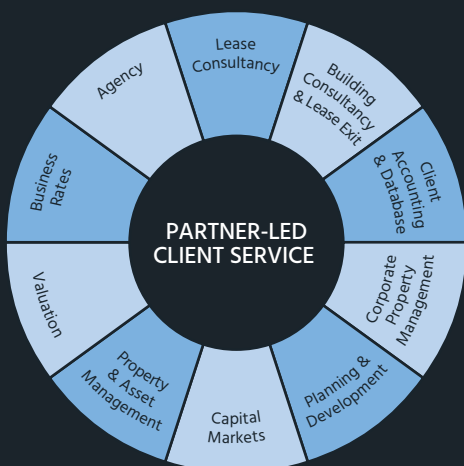
ABOUT US

We are a national firm of chartered surveyors and property consultants with a network of nine offices and a turnover of £75.8m for year ended April 2021. We are a stable, privately owned and debt free partnership with no holding company and we are not dependent on any other entity. Being completely independent means that all of our focus is on our clients.

The firm was established in 1930 and has more than 580 staff, including over 200 partners and associates. We provide one of the highest partner-client ratios in our sector. This hands-on approach produces exceptional results. We commit to the provision of a partner-led instruction, supported by, but not run by, a team of associates and senior level resources, from day one through to completion. This approach sets us apart from our competitors.

Our clients include 40% of FTSE100 companies, both landlords and occupiers, and our experience spans across all property sectors including residential, offices, hotels and leisure, industrial, retail and mixed use.

As a full service property consultancy we are able to draw on the wider support, and experience of not only our planning and development team but also other resource and expertise from across the firm should this be needed.



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GERALDEVE

OFFICES

London (West End)

72 Welbeck Street
London W1G 0AY
Tel. +44 (0)20 7493 3338

London (City)

Bow Bells House
1 Bread Street
London EC4M 9BE
Tel. +44 (0)20 7489 8900

Birmingham

45 Church Street
Birmingham B3 2RT
Tel. +44 (0)121 616 4800

Cardiff

32 Windsor Place
Cardiff CF10 3BZ
Tel. +44 (0)29 2038 8044

Glasgow

140 West George Street
Glasgow G2 2HG
Tel. +44 (0)141 221 6397

Leeds

1 York Place
Leeds LS1 2DR
Tel. +44 (0)113 204 8419

Manchester

No 1 Marsden Street
Manchester M2 1HW
Tel. +44 (0)161 259 0450

Milton Keynes

Avebury House
201-249 Avebury Boulevard
Milton Keynes MK9 1AU
Tel. +44 (0)1908 685950

West Malling

35 Kings Hill Avenue
West Malling
Kent ME19 4DN
Tel. +44 (0)1732 229420

