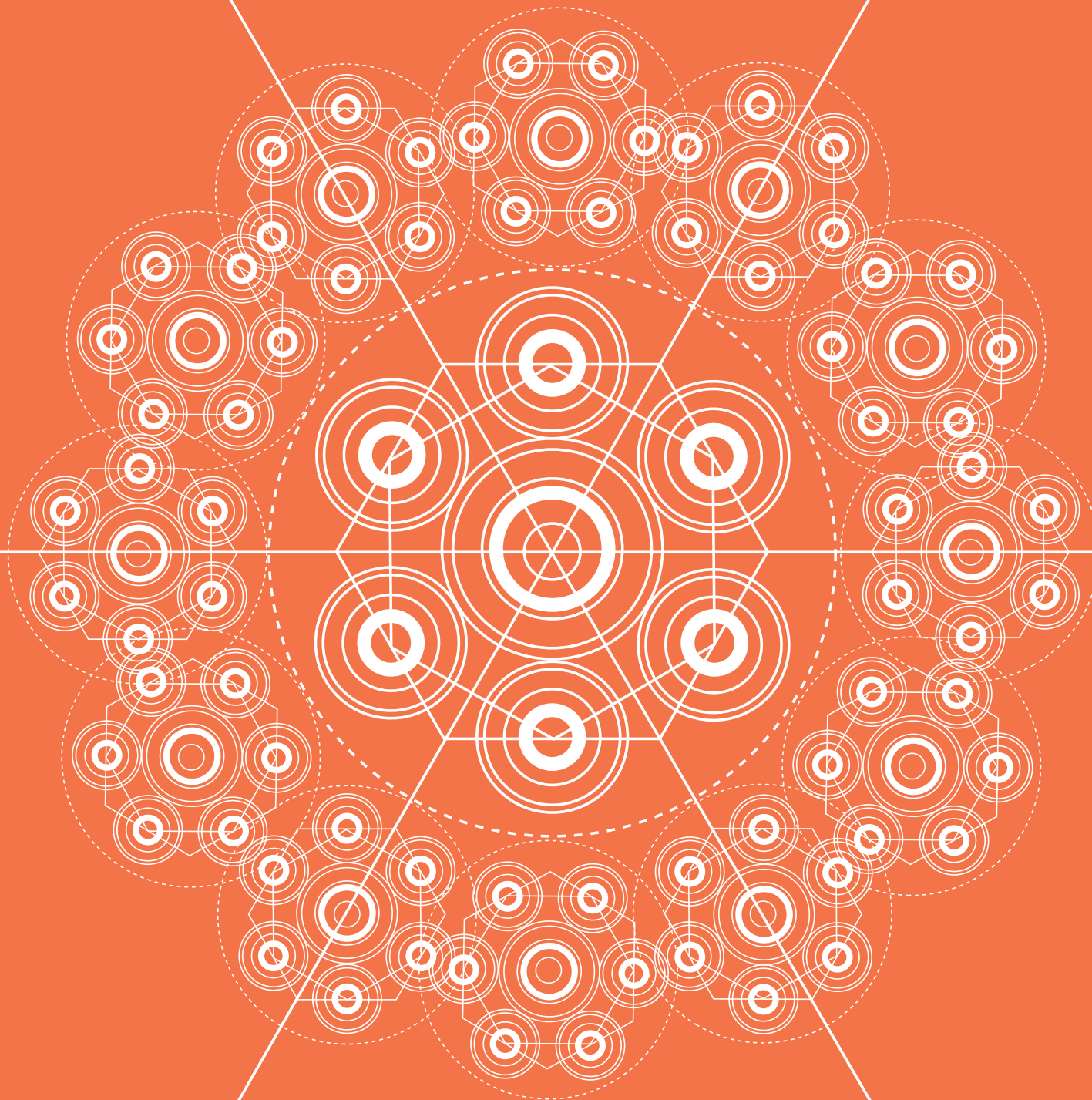


# WESTWOOD HEATH



**GARDEN SUBURB**



# WESTWOOD HEATH

GARDEN SUBURB

Sustainable Living,  
Green Communities

*“Where jobs and education meet  
homes and communities”*

*“Where the countryside  
becomes your garden”*

*“Where a woodland walk leads to  
a University and Science Park”*

Introduction

## Who is CEG?

Established in 1989, CEG is a private company with strong financial backing that actively invests in a wide range of property assets across the UK with offices in London, Harrogate and Cornwall.

The work of the Group spans residential, retail, office, industrial and mixed-use sectors, divided between the Development and Investment/Asset Management portfolios. In total the Group is currently managing around 7,500 acres of land mixed between town centre redevelopment, regeneration, tall buildings and strategic land.

Land within the CEG Development portfolio ranges from Urban to Brownfield to Greenfield and at present the strategic development land proportion extends across 60 sites around the UK, with a completed development value of £3 billion. The scale of these sites ranges from around 100 to 5,000 dwellings with varying quantities of supporting facilities and infrastructure. In the past year CEG achieved outline planning permissions for over 6,000 dwellings and completed sales on around 2,500 dwelling plots to the housebuilding sector.

CEG has an exemplary track record in delivering planning permissions on strategic development sites. Particularly we have skill in working in partnerships with our landowners, local authorities and communities to find effective and efficient solutions to complex development and planning issues. CEG's ability to engage with local communities is well proven, for example, in the recent close work undertaken with Thame Town Council to assist in delivering its Neighbourhood Plan through a local referendum, with more than 75% support and including CEG's 400 dwelling development.

The CEG Development portfolio is supported by the Investment/Asset Management portfolio, which totals around 9m sq.ft, with a capital value of around £800m and an annual rental income of £66m.

CEG is privately owned and run by three of our main board directors, CEG is not exposed to the inconsistent requirements of investors and the City. Funding for the project will come from current internal finances and CEG is fully committed to ensuring all projects are adequately resourced.

The strength and consistency of CEG should provide peace of mind to landowners that they will receive 100% commitment in resource and funding at all times, which we consider vital in a medium to long term partnership.

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## Planning Context

### BACKGROUND

The Examination Inspector's Interim Report was published in June 2015 and concluded that the submitted Warwick District Local Plan was unsound, principally due to concerns regarding the overall housing provision and unmet need from Coventry.

The Inspector has however since agreed to suspend the Examination process until May 2016 on the basis of the further joint work recently undertaken by the Council, commitments made in terms of meeting identified housing needs in full and adhering to a set timetable for additional work.

### EMERGING EVIDENCE

Coventry City Council has identified a shortfall of 17,800 dwellings between 2011 and 2031. The Duty to Cooperate requires all the Warwickshire planning authorities to work with the City to reach an effective solution to this shortfall and to act in a reasonable and constructive way.

On 29th September 2015, the Coventry and Warwickshire Joint Committee for Economic Growth and Prosperity (CWJCEGP) considered a Memorandum of Understanding (MoU) to ensure the housing needs of the Coventry and Warwickshire Housing Market Area (HMA) are met in full. The MoU was agreed to by the Leaders of Coventry CC, Warwick DC, Warwickshire CC, Rugby BC, North Warwickshire BC and Stratford-on-Avon DC. It was not agreed to by the Leader of Nuneaton and Bedworth BC. For Warwick District, the implication of the MoU is to increase the District's Housing Requirement from 12,860 dwellings between 2011 and 2029 (as set out in the submitted Local Plan) to 16,776 dwellings.

It will therefore be necessary to provide an additional 3,916 dwellings in Warwick District by 2029 to address unmet need arising in Coventry. Furthermore, there is a need to address the Inspector's concerns regarding the windfall allowance and as a result, the Council is seeking to allocate additional land for approximately 5,200 dwellings.

In the timetable submitted to the Inspector, it is clear that over the course of the next few months, work will be undertaken to identify specific sites to achieve this new requirement, with the recently completed Call for Sites consultation the first stage in this process.

Notwithstanding this, it is however clear that guidance is already emerging on the most appropriate strategy to address Coventry's unmet need and in a report to Full Council on 13th October 2015, Officers advised Members the following:

*"In considering sites, it is important to take account of:*

- a. *the National Planning Policy Framework's (NPPF) requirement to achieve sustainable development, including aiming to locate homes, services and jobs close together to reduce the need to travel; and*
- b. *the fact that the majority of the additional housing requirement arises from Coventry.*

*These factors suggest that a reasonable starting point for identifying land for at least some of the additional allocations is to consider green belt releases in the vicinity of Coventry. Officers consider that such an approach would be entirely consistent with Policy DS4."*

Furthermore, in the report to the CWJCEGP on 29th September 2015, it was also detailed that:

*"The starting point for the spatial options was to consider the most sustainable spatial options regardless of administrative boundaries. To do this, 6 spatial options were appraised:*

- *edge of Coventry;*
- *no delivery within the green belt;*
- *extensions to principal urban areas;*
- *growth corridors;*
- *dispersed across all settlements (i.e principal urban areas and smaller settlements); and*
- *a new Settlement.*

*A simple sustainability appraisal was undertaken on each of these options... This indicated that the edge of Coventry and growth corridors are likely to be the most sustainable spatial approaches."*

It is therefore clear that locating Coventry's unmet need on the edge of the City is the most sustainable approach.

### GREEN BELT STUDY

The Council has participated in a Joint Green Belt Study (2015) and Stage 1 of this report covers Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council.

It is clear that Warwick District must allocate a further 5,200 dwellings, the vast majority of which are to address the unmet needs of Coventry City Council. Evidence published to date suggests that the most sustainable and appropriate location to address this need is on the edge of Coventry itself. The Joint Green Belt Study identifies a number of parcels of land on the edge of Coventry within Warwick District with the Site falling within parcel 'C20'. This represents the largest parcel of land in Warwick District that was appraised in the Green Belt Study. With the exception of the University of Warwick campus and an area of land constrained by the River Avon floodplain and sewage works, the parcel performs less well in terms of Green Belt purposes than other potential strategic options in Warwick District that is immediately adjacent to Coventry.

Furthermore, the Site promoted for allocation forms a refined part of parcel 'C20', which we consider performs even worse against the five purposes of including land in the Green Belt, reinforcing its suitability to accommodate significant strategic development.

Having regard to the above, it is clear that there is a compelling case to support a major development at Westwood Heath. This is based upon the site's good access to existing employment, education, leisure, public transport and community infrastructure, in combination with its location adjacent to Coventry and the more limited role the land plays in fulfilling Green Belt function when compared against other strategic sites adjacent to the City within Warwickshire District.

### COMPLIANCE WITH POLICY DS4 (SPATIAL STRATEGY)

The Council is clear that the Spatial Strategy set out in Policy DS4 of the submitted Local Plan remains the most sustainable approach and it indicates that no more than minor amendments are likely to be required to the Strategy. It will therefore continue to provide the basis for the Council bringing forward specific site proposals.

In light of the above, land at Westwood Heath has been appraised against the objectives of Policy DS4:

Policy DS4 Requirements	Scheme Compliance
a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;	The Council is clear that the additional 5,200 dwellings cannot be accommodated on previously developed land.
b) where greenfield sites are required for housing, they should generally be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.	As detailed in this document, the Site is located on the edge of Coventry in a highly sustainability location with excellent access to employment opportunities, public transport, schools and other complementary services and facilities.
c) Where greenfield sites are required for employment, they should only be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing subject to ensuring there is no undue impact on residential amenity ;	Not applicable.
d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;	As detailed within this Vision Document, the development of the Site would not lead to the coalescence of settlements and would in particular retain a significant countryside gap between the City and Kenilworth.
e) sites which have a detrimental impact on the significance of heritage asset will be avoided unless the public benefits of development outweigh the harm;	No heritage assets are located within or directly adjacent to the Site.
f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and	The Site is not designated as being of high landscape value nor does it contain highly sensitive features which could not normally be accommodated within strategic developments.
g) taking the national Green Belt policy in to account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances: <ol style="list-style-type: none"> <li>i. the availability of alternative suitable sites outside the Green Belt;</li> <li>ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;</li> <li>iii. the potential of the site to support regeneration within deprived areas; and</li> <li>iv. the potential of the site to provide support to facilities and services in rural areas.</li> </ol>	The Council has accepted that the release of Green Belt land is required to accommodate the additional 5,200 dwellings. Furthermore, the allocation of land at Westwood Heath would meet specific housing needs in the most sustainable location.

Given the above, it is clear that the strategic allocation of land at Westwood Heath would still accord with the objectives set out in Policy DS4 of the submitted Local Plan.

The remainder of this submission begins to examine development concepts that CEG considers could be supported by Warwick District Council.

## Planning Strategy

In broad terms, CEG considers that after appraising the Site with its professional team, there is a very logical and defensible boundary within the site that could contain a significant urban extension to Westwood Heath of approximately 900 dwellings.

However, within the promoted Site area there is potential to physically accommodate a new development of up to approximately 2,500 dwellings, based of Garden City Principles. This growth, when integrated with the existing Westwood Heath area and the University, could deliver a major new vibrant 'Garden City' neighbourhood capable of supporting a wide range of uses in a fully integrated and coordinated way.

Such an approach was promoted and secured by CEG for a new settlement at Gaydon/Lighthorne Heath (Stratford-on-Avon Local Plan). Strategic large scale growth offers the potential for proper 'placemaking' rather than small scale additions which add limited value to the character or function of a place. Furthermore, it offers the potential to deliver infrastructure in a planned and coordinated way.

## Site Sustainability

The site is very well related to a wide range of local facilities, many within walking distance. These include secondary and sixth form education, significant leisure and cultural facilities associated with the University, sports facilities, access to rail facilities and access to major employment.



## Why a Garden Suburb?

Westwood Heath Garden Suburb offers a genuine opportunity to realise the core aspirations of a true garden suburb. There are numerous studies and publications dedicated to this subject matter, dating back to the Garden City Movement in the late 19th century through to modern day competitions and guidance notes such as the 2014 Wolfson Economics Prize and the Policy Exchange's Garden Villages: Empowering localism to solve the housing crisis (Feb 2015); all of which propose alternative strategies to delivering successful and sustainable places for people to live, work and play in.

Garden Towns, Villages and Suburbs: a prospectus for Warwick District Council also supports the creation of garden suburbs to deliver the District's growth plans; a principle that is also endorsed within the NPPF.

*“ The supply of new homes can sometimes be best achieved through planning for large scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. ”*  
(para. 52 NPPF)

The Garden City Movement was developed by Ebenezer Howard as a revolutionary way of creating self-sufficient communities that combined the best of town and country living. It's these core principles that will be embedded within the new extension to Westwood Heath, forming the final “quarter” of the garden suburb and the creation of a “complete community”.

Westwood Heath Garden Suburb has a wealth of existing services, facilities, education and employment opportunities that, when augmented by a wide range of high quality homes, forms a sustainable “satellite community” on the edge of Coventry. Communication lines extend into and out of the city, forming the hierarchical backbone upon which the “snowflake” is formed.

The theory of satellite communities that maximise the benefits of established infrastructure of larger settlements was rigorously examined within Urbed's 2014 Wolfson Economics Prize winning document, Uxcester Garden City. Urbed state:

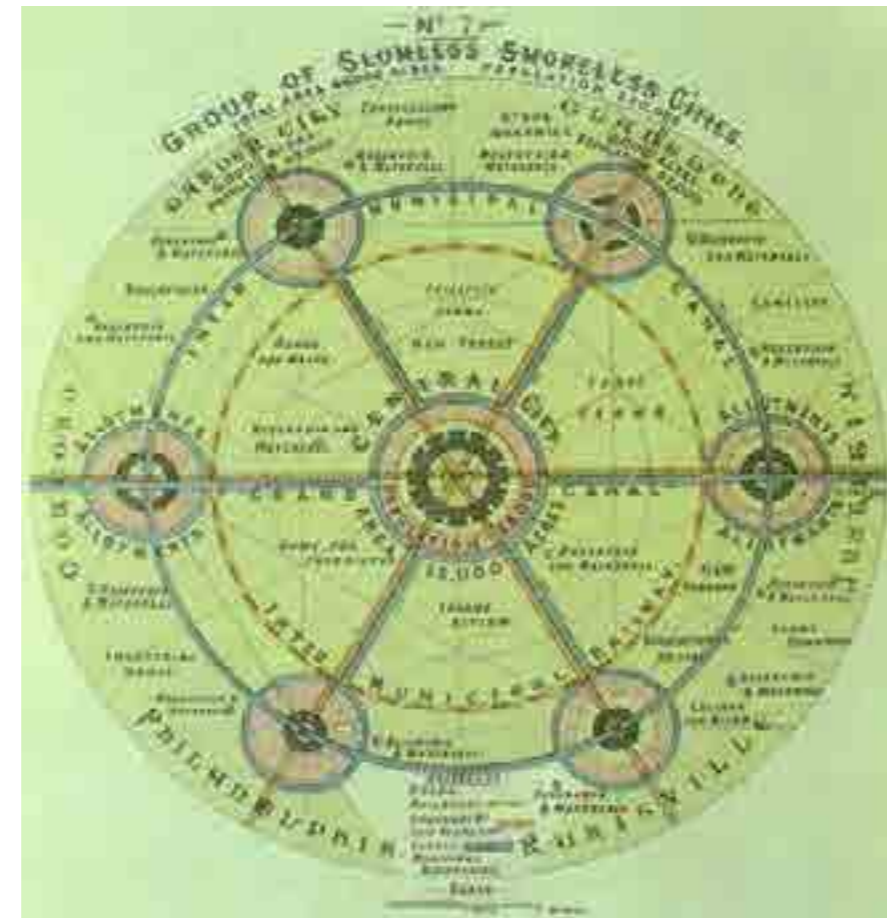
*“ In a modern world where the economy is based on knowledge and technology rather than the manufacturing that supported the new towns, then the idea of a city is something that we should be very interested in. Places without major institutions of learning, that are unable to attract and retain the brightest and best young people, are destined to become dormitory suburbs, however good their garden might be. We have therefore concluded that it is better to graft a Garden City onto the strong root-stock of an existing city. ”*

*“ Our argument is that rather than nibbling into the fields that surround the city and all its satellite villages, we should take a good confident bite out of the green belt to create sustainable urban extensions that can support a tram service and a range of facilities. ”*

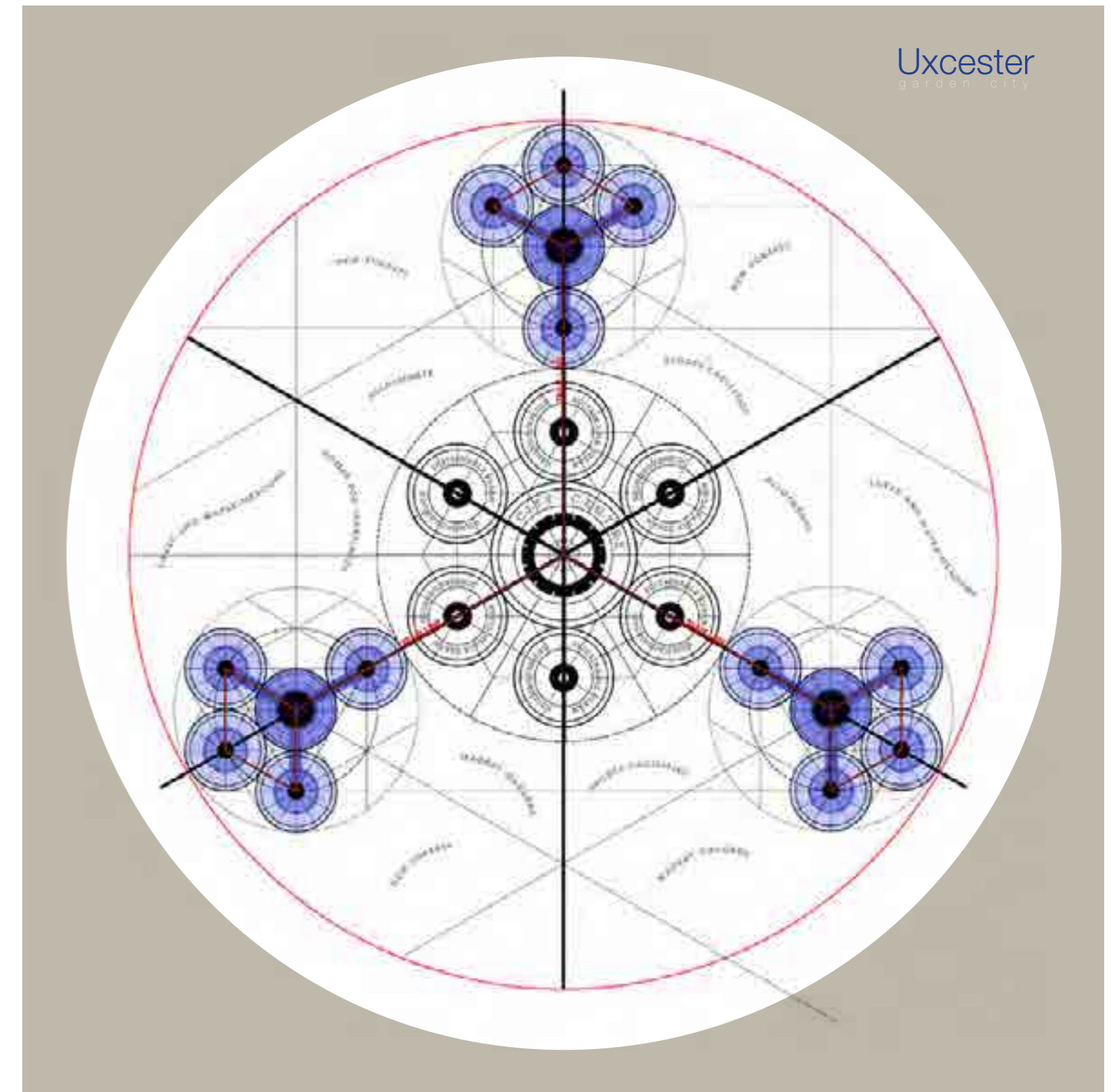
This theory is demonstrated on the “snowflake” diagram to the right, the essence of which dates back to the Garden City Movement and the iconic illustration below.

WDC'S vision of a garden suburb is as follows:

*“ A well planned Garden Suburb will integrate with surrounding communities and provide the full range of housing choices and local services for new and existing communities. Families, singles, young couples, older people and those with special housing needs can benefit from living in an environmentally-friendly green setting that will mature and improve over time. ”*  
(p.9 WDC prospectus)



Garden Cities of Tomorrow, Ebenezer Howard, 1902



Uxcester Garden City, Urbed, 2014

# WESTWOOD HEATH

## GARDEN SUBURB

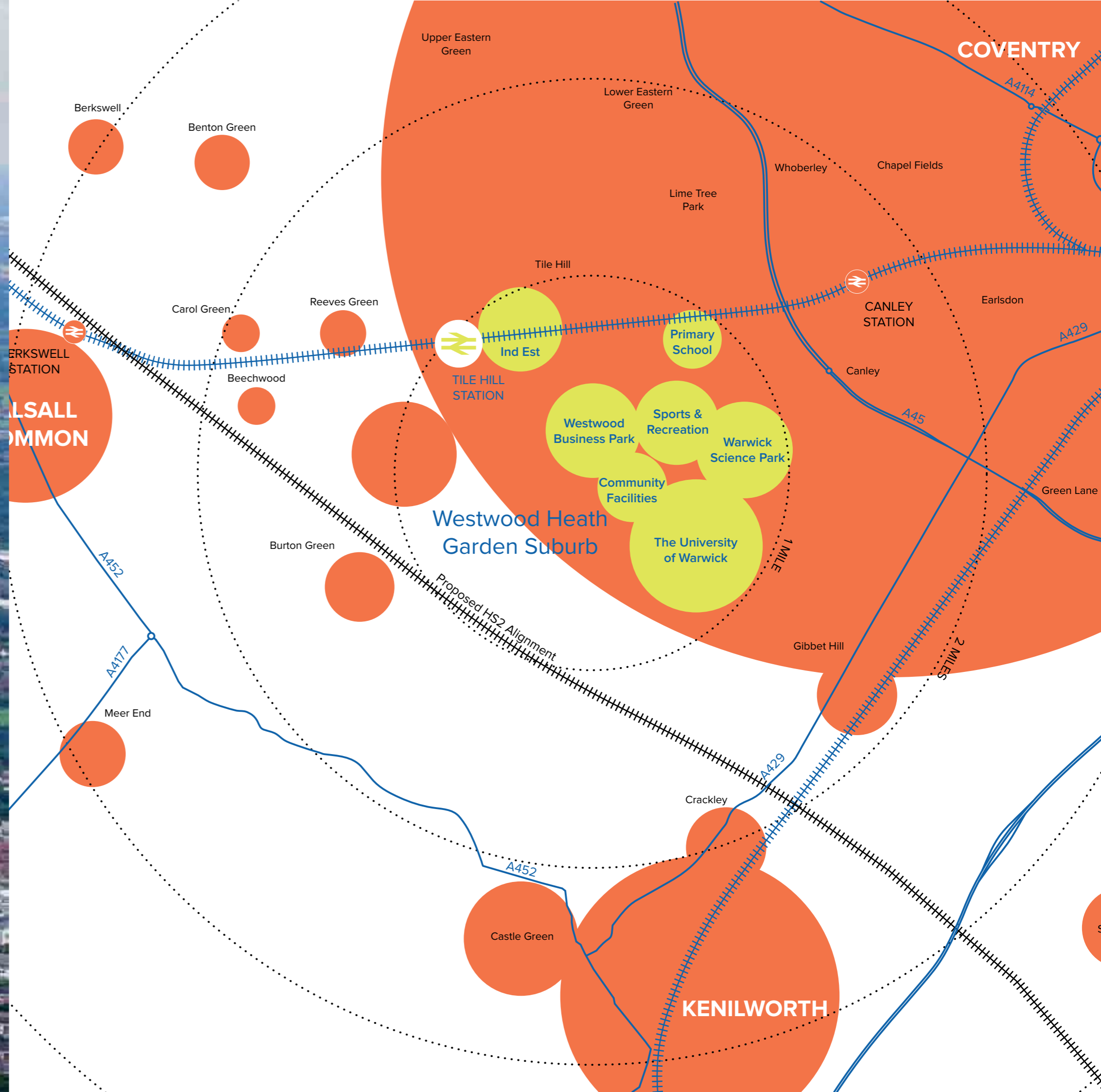
### Sustainable Living, Green Communities

Westwood Heath Garden Suburb is a sustainable community to the south west of Coventry. With the University of Warwick, Warwick Science Park, Westwood Business Park and Tile Hill Train Station forming an integral, and easily accessible, part of the garden suburb, 21st century sustainable living can be achieved and future growth can successfully be accommodated.

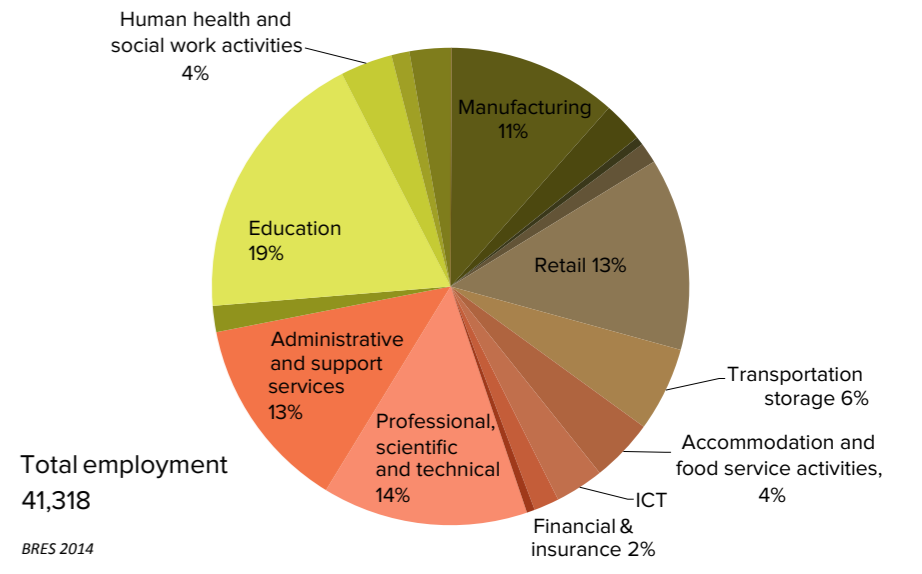
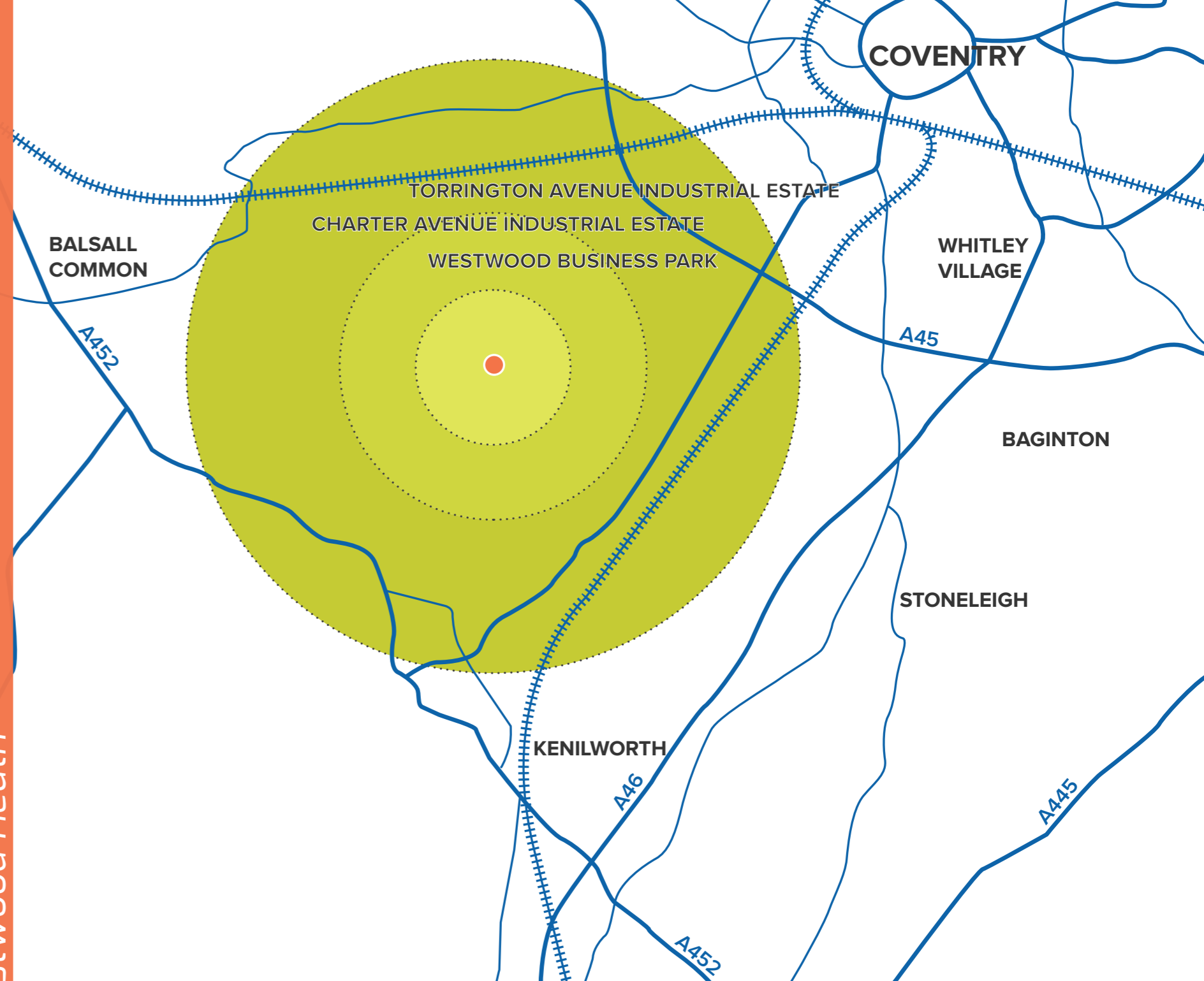
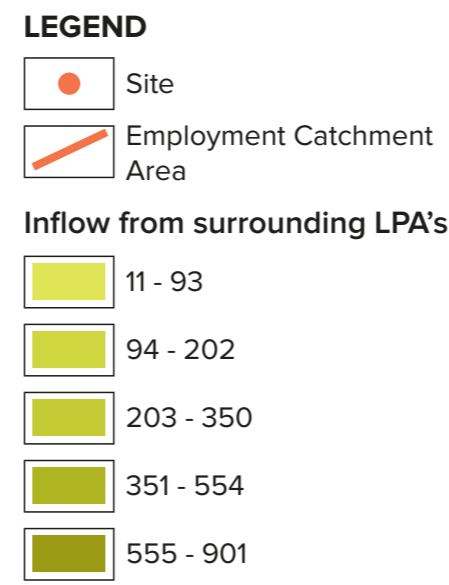
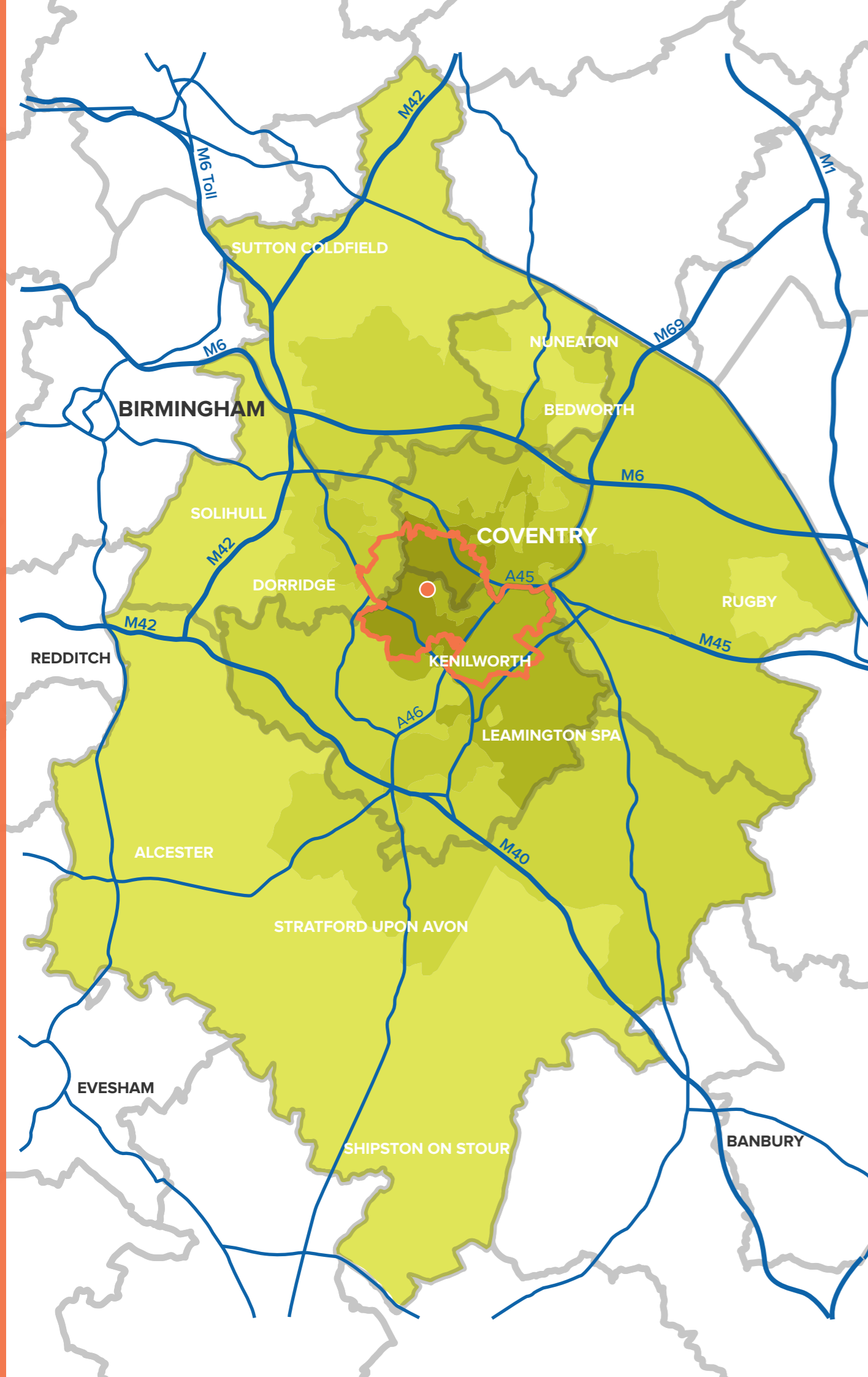
The site's relationship with these well established assets is embraced and the expansion of the University and residential edge will complete this community.

There are presently over 40,000 jobs within this Garden Suburb area. Travel to work data shows that the Site lies within an area where there is a strong relationship between jobs and where people live.

Strong connections with the landscape will also be forged with woodland blocks, hedgerow corridors and sloping topography creating structure and enclosure to protect the wider environment and envelop the new community.









The Vision

# WESTWOOD HEATH

GARDEN SUBURB

Sustainable Living,  
Green Communities

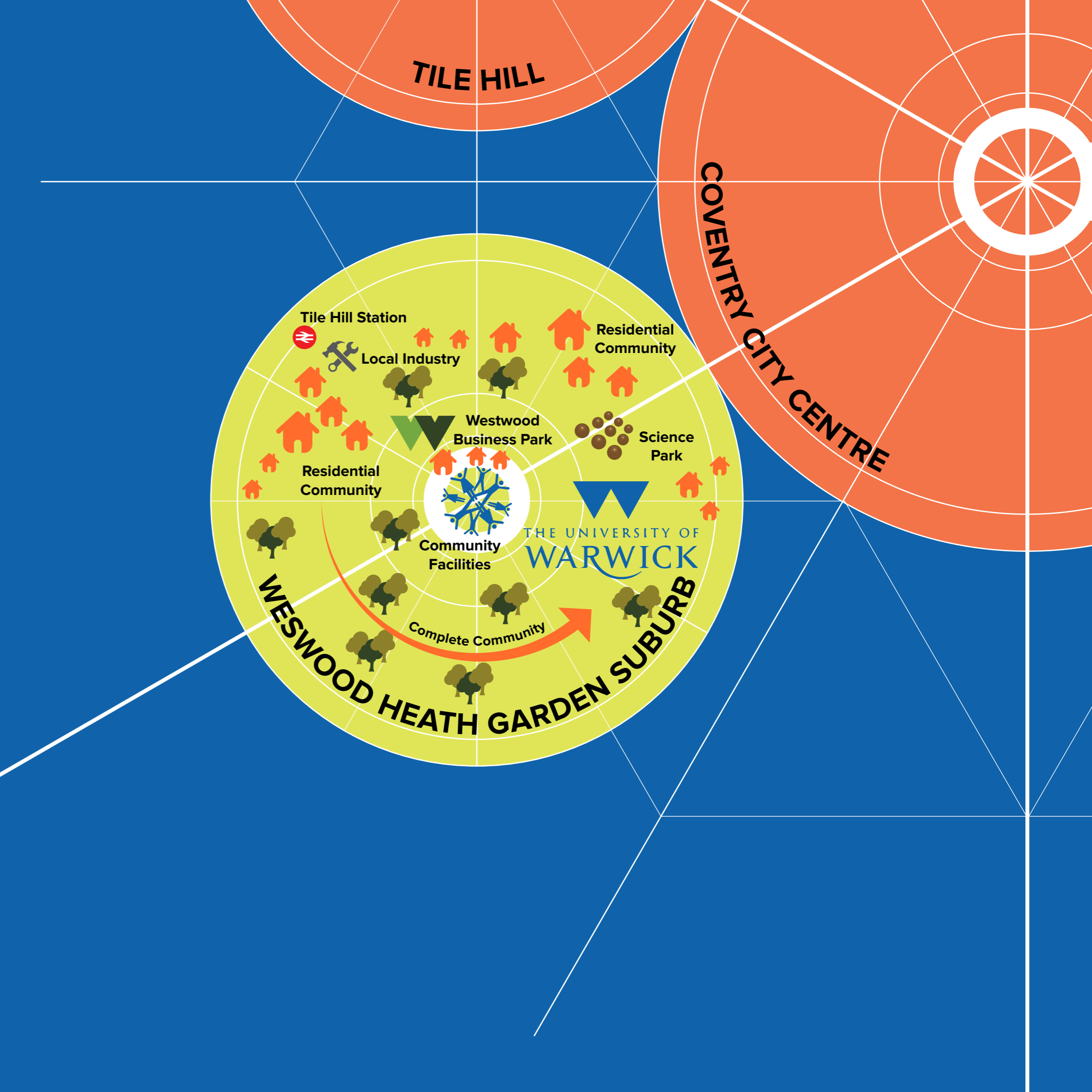
*“Where one of the UK’s leading  
research universities meets new  
opportunities for sustainable  
living”*

*“Where vitality and nature  
flows through the heart of  
the community”*

*“Where balance enters your  
work life”*



*Westwood Heath Garden Suburb will be a truly sustainable community, building upon the existing infrastructure and facilities to create a neighbourhood where high quality jobs, internationally recognised education, well-connected public transport, eco-friendly homes and beautifully landscaped streets and spaces are the building blocks for a healthy and prosperous future.*



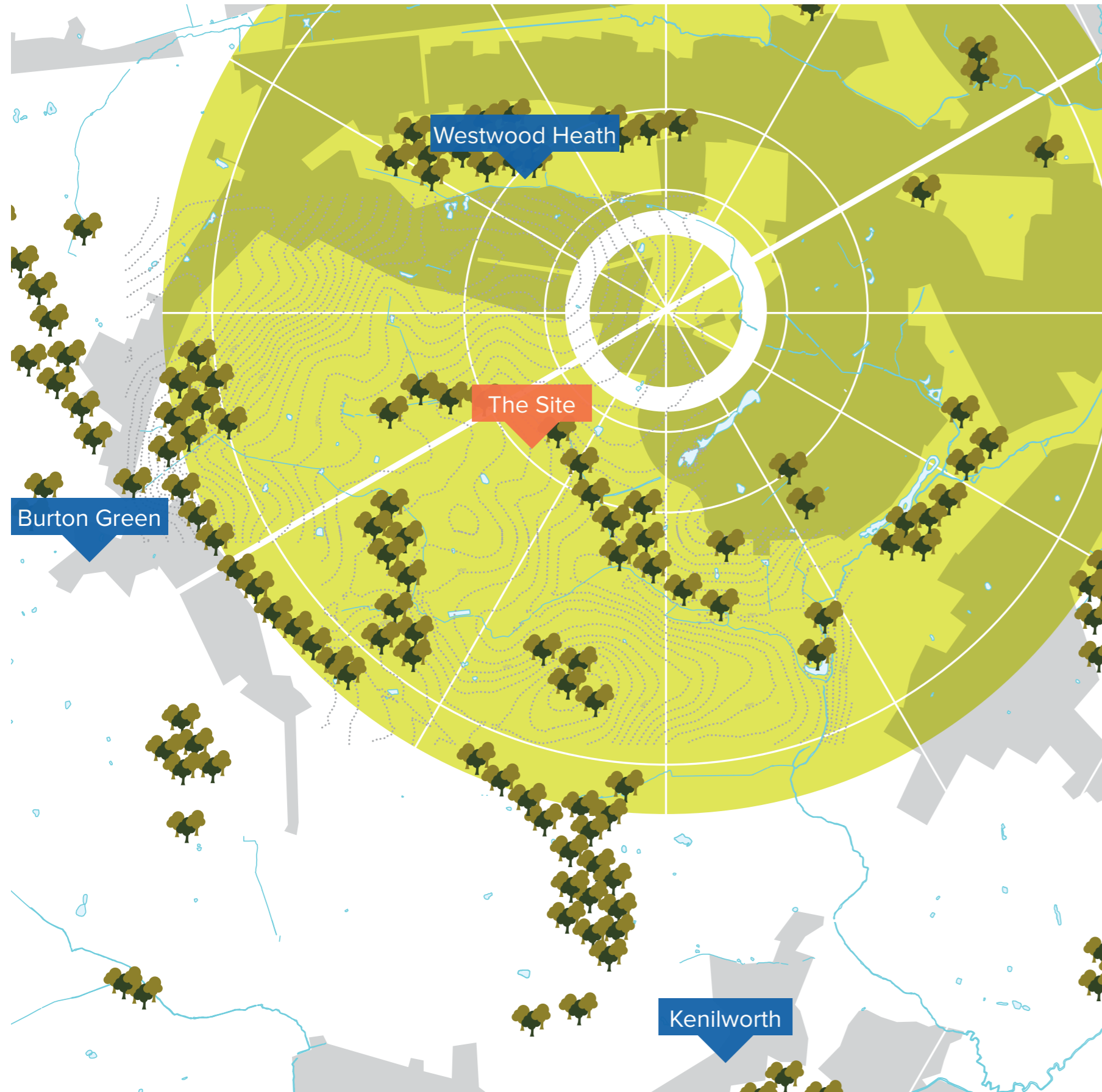
“ Established community, educational and employment facilities ”



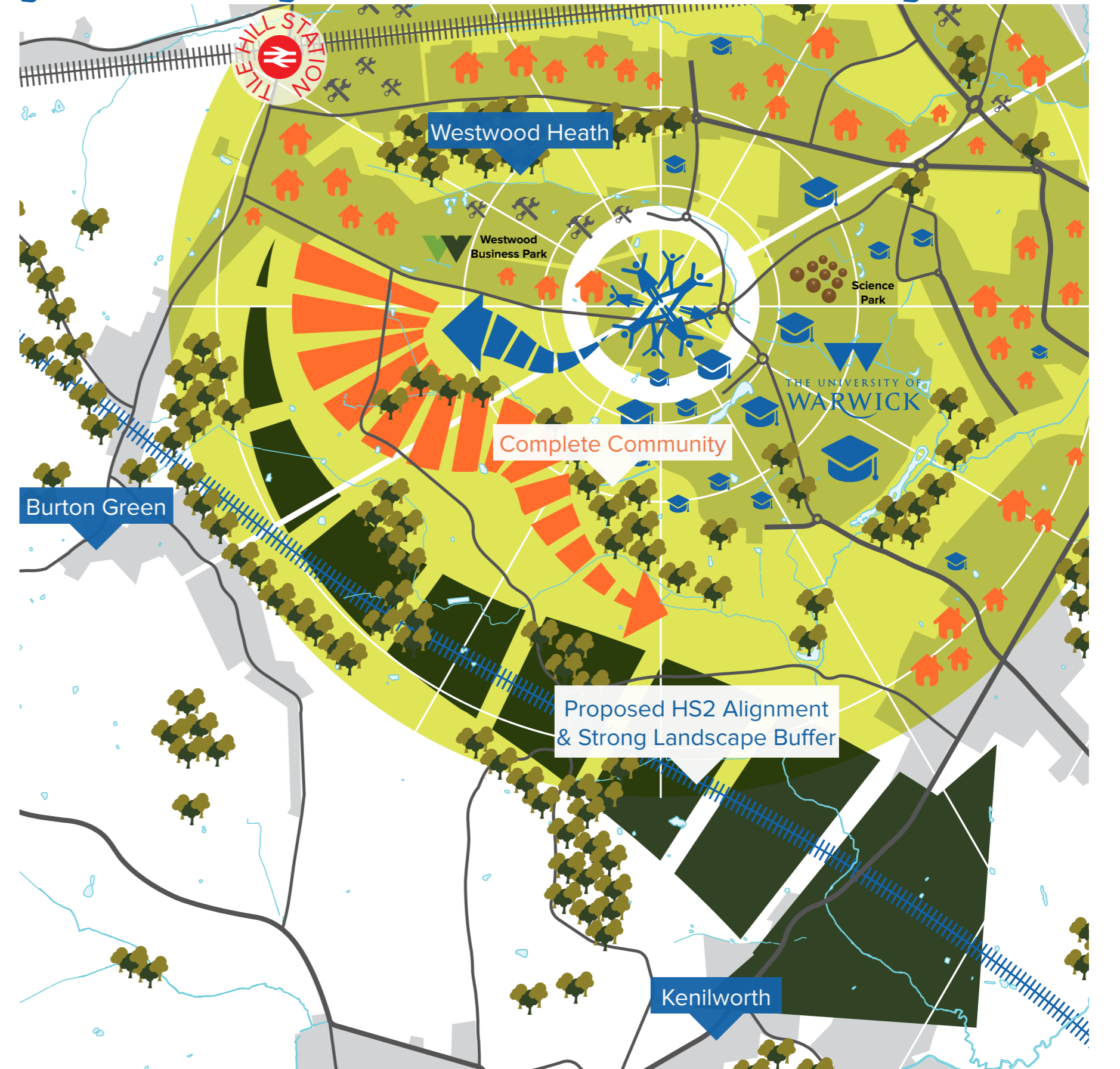
“ Rail, road, pedestrian and cycle connections ”



“ Strong and distinctive landscape structure ”



“ University permitted development, introduction of HS2, garden suburb growth and defensible settlement edge ”



# The Proposal



## WESTWOOD HEATH

GARDEN SUBURB

Sustainable Living,  
Green Communities

A sustainable garden suburb with the potential for future growth of between 900 and 2,500 homes where residents will enjoy the countryside as their garden, jobs on their doorstep and world class education down the street.

Houses will be nestled within beautiful tree lined avenues, woodlands will be accessible to enjoy and explore and pathways will follow meandering streams branching off towards the next exciting opportunity.

## Masterplan

PLEASE FOLD OUT

*High quality jobs within walking distance of all homes*

*World class university education on the doorstep*

*Beautiful homes set within a mature and accessible landscape*

*Well connected amenities and facilities for all to enjoy*

*A complete community with a robust and defensible settlement boundary created by H52 and substantial woodland blocks*

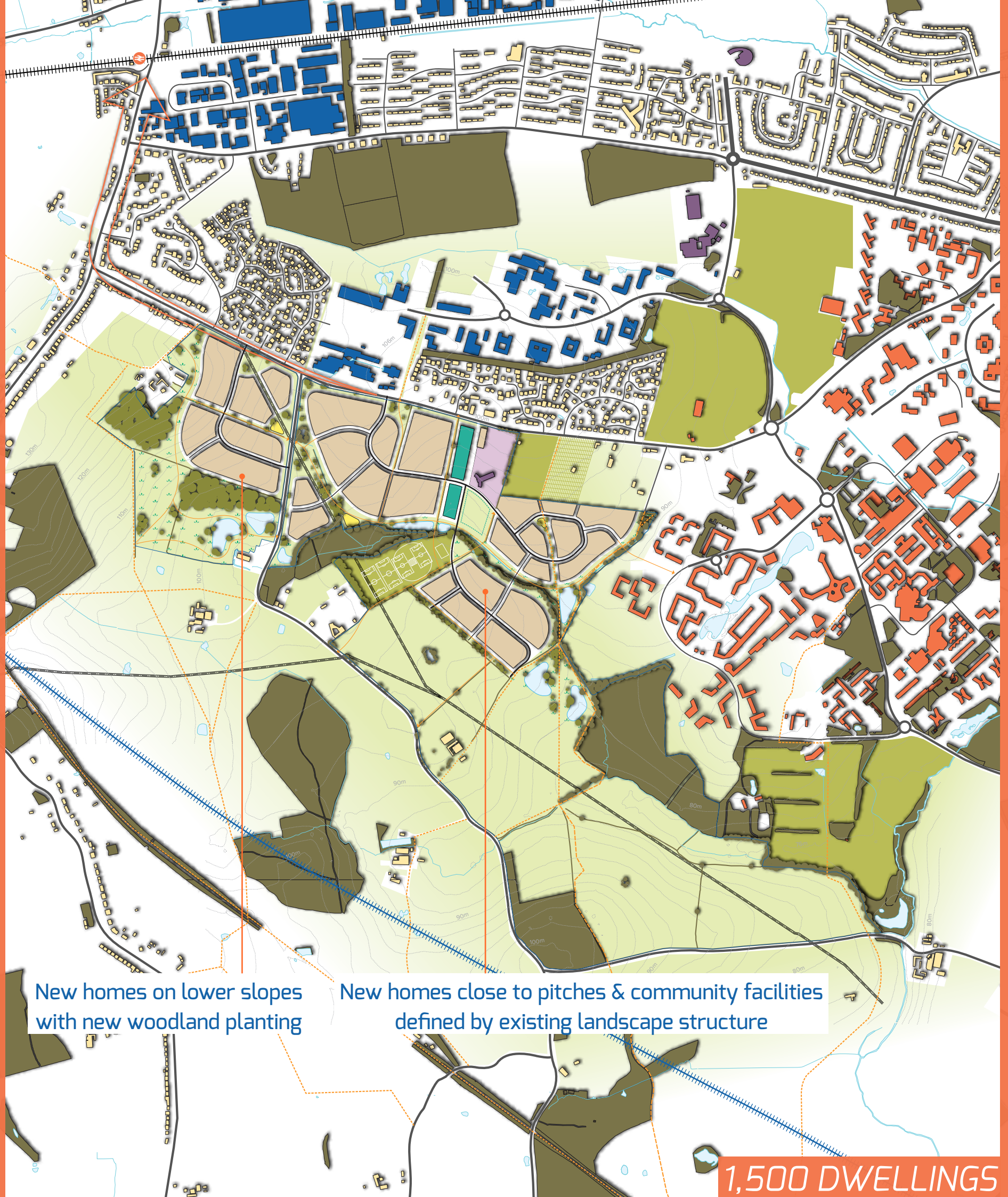
- Improved connections to Tile Hill Train Station
- Charter Avenue Industrial Estate
- Park Wood
- Westwood Business Park
- Network Rail
- Local shops & primary school with reserved land for potential future community facilities
- New homes close to community hub
- Robust mature planting
- Sports & recreation
- Wetland ecology corridor
- The University of Warwick
- Mature woodland structure
- Proposed H52 alignment

PHASE 1



900 DWELLINGS

PHASE 2



New homes on lower slopes with new woodland planting

New homes close to pitches & community facilities defined by existing landscape structure

1,500 DWELLINGS

PHASE 3



Low density homes with a strong landscape character

Community facilities at central nodal point

New road link

Pitches & footpath/cycleway connections to University

2,500 DWELLINGS

# Masterplan

PLEASE FOLD OUT

## CEG Experience

# WESTWOOD HEATH

GARDEN SUBURB

## Sustainable Living, Green Communities

The following pages set out a small selection of recent CEG projects. It is considered these offer relevant examples of CEG's experience and approach to a variety of sites. Further examples or detail of projects within the CEG Development Team portfolio can be provided if required.

CEG is motivated by challenging projects and is continuously inspired by site specific solutions for projects that in turn create innovative new ideas for common issues.

Every project CEG works on evolves into a unique solution no matter the size, scale or commonality of development issues. We hope this is demonstrated by our project experience contained within this proposal. We firmly believe CEG can deliver a high quality, robust, and unique development working in partnership with the landowners on land south of Westwood Heath Road.



## Lighthorne Heath, Stratford-upon-Avon

3,000 DWELLINGS ALLOCATED

CEG actively promoted this site within the emerging Stratford-on-Avon Core Strategy as a new settlement for up to 3,000 dwellings, a new village centre incorporating around 60,000 sq.ft of supporting facilities and 250 acres (4m sq.ft) of strategic employment. The work undertaken demonstrated that the site is a suitable location for significant housing and growth and sets out the context, drivers and principles in establishing a new settlement at this location. This work undertaken by CEG secured an allocation in the Draft Core Strategy, with the 250 acres of employment land being specifically made available for the growth of Jaguar Land Rover, which bases its Global Research and Development operation at Gaydon.

An Examination in Public of the Draft Core Strategy commenced early in 2015 and will reconvene later this year. To further support the promotion of the site and ensure the Inspector undertaking the Examination had a full suite of technical information available, an outline planning application was submitted in March 2015 for the first 2,000 dwellings and village centre, including supermarket and primary school. By submitting the application at this time it will also enable the site to deliver dwellings early in the proposed Core Strategy trajectory.

CEG continues to work closely with Jaguar Land Rover, which will acquire a significant proportion of the site. A new £10m dual carriageway is currently under construction linking the site to the M40 Junction 12.



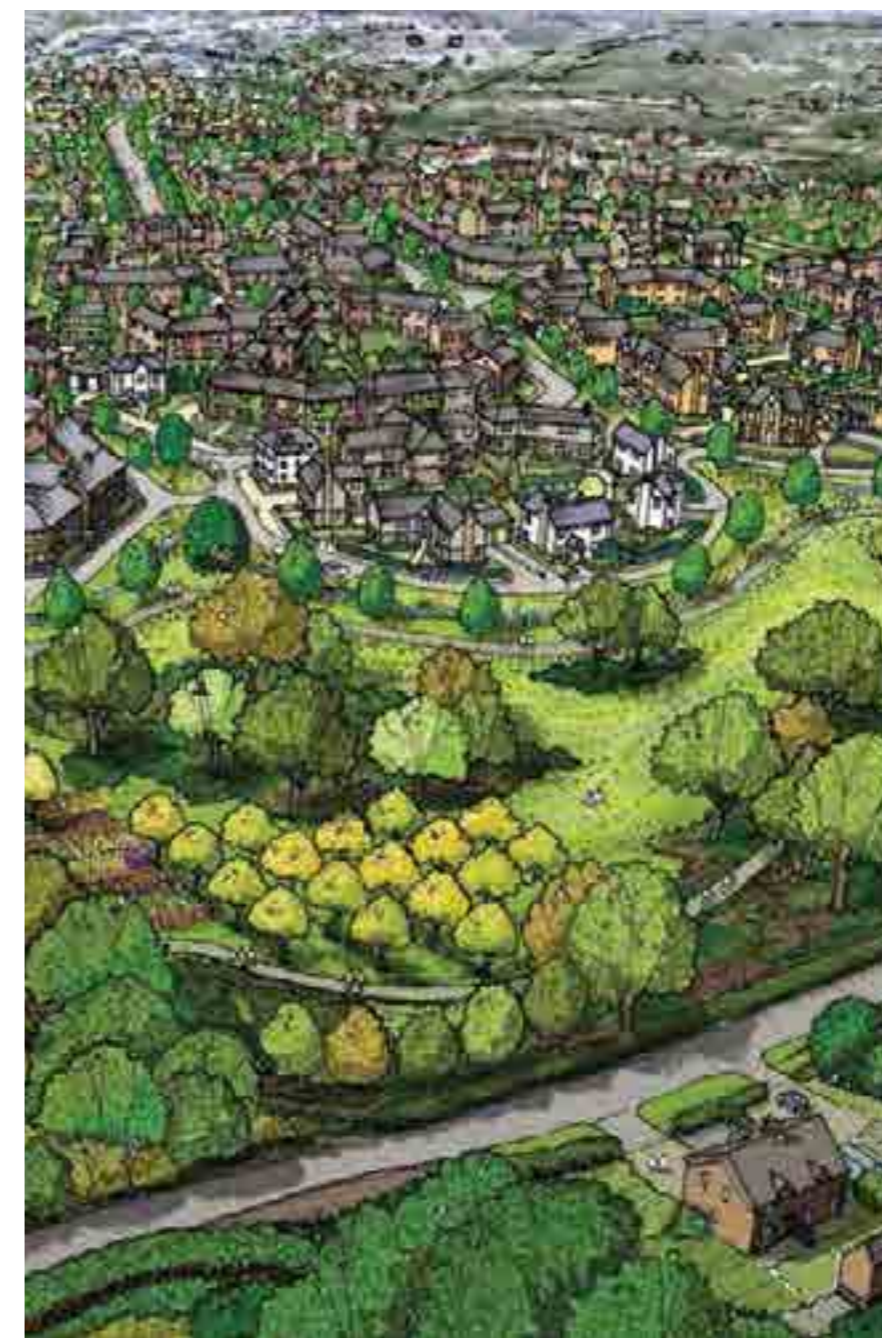
## Thurmaston, Leicester

4,500 DWELLINGS CONSENTED

CEG is promoting a 1,100 acre site to the north-east of Leicester as a strategic urban extension for up to 4,500 dwellings, 2 primary schools, a secondary school, a new retail hub and employment locations. The site forms part of a family estate that dates back to the 15th Century and the landowner has retained extensive involvement in the project with CEG.

Following representation by CEG the site was identified as a preferred option to accommodate growth of 4,500 dwellings by Charnwood Borough Council. An outline planning application was submitted in December 2013 ahead of the adoption of the Local Plan to assist the local authority in demonstrating the robustness of its Plan at the Examination in Public.

Outline planning permission was granted in late 2014 and CEG is currently undertaking detailed Phase 1 infrastructure designs to inform the first marketing and sales exercise, which will commence shortly.



## Bowbrook, Shrewsbury

425 DWELLINGS CONSENTED

In November 2013 planning permission was obtained from Shropshire Council for an outline planning application for up to 425 dwellings, a 13 hectare countryside park, 7 hectares of land for future community use and a new link road.

The resolution to grant planning permission was achieved within 9 weeks of submission of the planning application and was the conclusion of a process of engagement with local stakeholders, meetings with residents groups and regular liaison with local authority and members. The project is an excellent example of how appropriate and sensible engagement can deliver a high quality outcome in a short period of time. Shrewsbury Town Council has endorsed CEG's approach to promoting Bowbrook and to demonstrate this both CEG and the Town Council jointly submitted the site in the 'Royal Town Planning Institute – 2015 Placemaking Best Housing Scheme Award', with the site reaching the finals at the Awards Ceremony in March.

The Town Council in its submission made the following statement:

*"The Town Council sees this development site and the process by which planning permission was achieved as a local exemplar and the model for all other developers to follow. It has set the bar exceptionally high, but that should ensure that the quality of housing development and associated community infrastructure meets the aspiration of Shrewsbury as a quality place to live, work and visit".*

The planning application received unanimous support by Shropshire Council's Planning Committee. Shrewsbury Town Council has summarised the proposals by commenting:

*"This site shows the value of pre-application discussions, engaging with officers, members and the public at the earliest opportunity, being open and honest with all concerned and having a positive "You said - we did" approach to development".*

The site was sold in its entirety to Barratt Homes and Bovis Homes in 2014, who have implementing infrastructure to open up the site, with the first plots also under construction and showhomes due to be opened this summer.



## Kirkstall Forge, Leeds

1,000 DWELLINGS CONSENTED

CEG acquired this site in 2003 from the U.S. based engineering company, Dana. It comprises 23 hectares of land almost 60% of which was historically used for industrial purposes. It lies approximately 6km north-west of Leeds City Centre. The River Aire runs through the centre of the site with the Airedale train line running adjacent to it. In July 2007, a 10 year outline planning permission was secured for 1,000 dwellings, office and leisure uses.

Of key importance to the delivery of Kirkstall Forge is the provision of a new train station on site, linking the development to Leeds City Centre. CEG has worked to deliver funding from the Department for Transport as part of the Leeds Rail Growth Package to implement the station. The station opens in autumn 2015.

All the existing buildings and contamination from over 600 years of industrial heritage have been removed from the site and the project has moved into the implementation phase. CEG has commenced on the delivery of the first commercial phase for 100,000 sq.ft of offices and an initial phase of residential, focussed upon the Private Rented Sector.



## Chichester, West Sussex

500 DWELLINGS ALLOCATED

CEG secured this sensitive site in 2012 and has subsequently, through the production of detailed work, secured its allocation in the Finalised Draft Chichester Local Plan. The proposed allocation of the site was found to be sound through Examination in Public in early 2015 and the Local Plan was adopted in autumn 2015.

As a consequence of a severe 5 year land supply deficit, CEG submitted an outline planning application for up to 300 dwellings on part of the site, in advance of the Local Plan Examination. The site location adjacent to the Rolls Royce factory and Goodwood Estate motor circuit resulted in the need for extremely sensitive and carefully planned stakeholder engagement and design solutions. The Design Review Panel, which reviewed the application on behalf of the Council, commended the quality of the proposal. A further outline planning application on the remainder of the site will follow the adoption of the Local Plan by the local authority.



## Stamford, Lincolnshire

400 DWELLINGS CONSENTED

CEG successfully ensured that the South Kesteven Core Strategy identified the need for strategic housing development in Stamford, including reference to employment and housing accessibility to the A1. The process involved extensive community engagement and consultation, gaining local and political support for the site.

Outline planning permission was secured for 400 dwellings, 10 hectares of employment land, local centre and community facilities in mid 2013. The residential element was sold in its entirety in mid 2014 to Taylor Wimpey, while the commercial element, including a potential roadside restaurant, hotel and local centre is currently being marketed to end users.



## Saltash, Cornwall

1,000 DWELLINGS CONSENTED

CEG began promoting the development of this site to the north-west of Saltash in mid 2013. At this time the site was a preferred option to accommodate 500 dwellings as part of the growth of the town.

Working with Cornwall Council and the local community, CEG and its consultant team has developed a masterplan for up to 1,000 dwellings in this plan period and future growth of up to 500 dwellings beyond that time. The site will also provide a new primary school, a substantial neighbourhood centre with retail and office provision and an employment site with capacity for up to 1,000 jobs.

A planning application was submitted in March 2014, less than a year from CEG's initial involvement. Consultation in the lead up to submission of the planning application showed the site had strong political and local support, with a consultation event attended by 800 people and 75% stating they were in favour of the proposals.

Outline planning permission was granted in late 2014 and a marketing exercise is currently underway on the first phase of around 300 dwellings.



## Saighton Camp, Chester

1,000 DWELLINGS CONSENTED

In March 2005 CEG acquired this 120 acre former army barracks from the Ministry of Defence. The property was masterplanned for a mixed use/residential scheme and after careful design a planning application was submitted for a 103 dwelling scheme on 15 acres of the site. While the site is Brownfield it is surrounded by Green Belt and on the edge of the sensitive Chester City.

Through pro-active consultation with the local authority planning permission was granted in September 2005 and in January 2006, 15 acres were sold to Taylor Wimpey. In June 2010, planning permission was secured for a further 40 acres of development on the site comprising 375 dwellings, 5,000 sq.m of employment space, 500 sq.m of retail space and a new primary school.

The residential and retail land was subsequently sold to Bovis Homes in July 2011.

CEG latterly promoted the remainder of the site for further residential development during 2013. Outline planning consent was granted late that year and around 400 dwellings were sold to Redrow in early 2014.



## Hele Park, Newton Abbott

650 DWELLINGS CONSENTED

CEG has secured planning permission for 650 dwellings, a local centre and 20,000 sq.ft of employment space on this former golf course to the north-west of Newton Abbott.

The residential element of the proposal was sold in its entirety to Taylor Wimpey in early 2013. CEG is currently developing a marketing strategy for the local centre and employment areas to take these forward to the market place.



## Keyworth, Nottinghamshire

200 DWELLINGS ALLOCATED

This site for approximately 200 dwellings and extra care housing and a country park is being promoted through the Keyworth Neighbourhood Plan.

The site lies within the Green Belt and CEG therefore prepared an extensive promotional document for liaison and consultation that reviewed the Green Belt in close detail around the entire village.

In formulating the proposals CEG reviewed recent and historic community surveys to establish what the local community wanted from development and what facilities were needed in the village. The evolving proposals have received local support and the site is now identified in the emerging Neighbourhood Plan and an outline planning application is currently being prepared.



# Thame, Oxfordshire

350 DWELLINGS CONSENTED

CEG promoted this site on the edge of Thame as an urban extension to the settlement. Thame is a historic town in the Oxfordshire countryside and the work undertaken demonstrated that this was a suitable location for further housing development and critically was the best place within the town to accommodate the required growth.

The site was successfully allocated in the Thame Neighbourhood Plan, which was adopted in July 2013. Planning permission was subsequently granted in November 2013 for a first phase of 175 dwellings and recently sold to Persimmon Homes.

A second phase of 184 dwellings was submitted for planning permission in May 2014 and recently approved and is currently being marketed. This site was the first in the UK to receive planning permission having been allocated in a Neighbourhood Plan.



# Wellesbourne, Stratford-upon-Avon

175 DWELLINGS CONSENTED

CEG secured an interest in this Greenfield site in 2010. The site was not allocated and fell outside the adopted Local Plan settlement boundary.

Whilst originally seeking an allocation in the emerging Core Strategy, delays in plan preparation together with concerns over five year land supply resulted in a planning application being prepared in advance of this. The proposals were worked up with the local community and Councillors and achieved almost unanimous support at planning committee in February 2012.

The site has planning permission for 175 dwellings and an extra care facility and was regarded as an exemplar planning application by local authority officers. The residential element was sold to Charles Church in November 2012 and is now being built out. The extra care element was sold to Orbit Homes in September 2014 and will commence on site shortly.



## Carlyon Bay, Cornwall

500 DWELLINGS CONSENTED

The site comprises 50 acres of Brownfield land that was acquired in 2002. Planning permission for a revised scheme to that proposed by previous owners was unanimously approved by Cornwall Council in June 2011 for over 500 dwellings, hotel, leisure and retail uses.

Since acquiring the property CEG has actively sought to resolve all outstanding planning and environmental issues to ensure the development offers the highest quality development in southern England.

CEG is pleased that its vision is shared by Cornwall Council and is now appointing additional members of the team including construction partners to bring the project to fruition. Reserved matters planning applications were submitted in late 2014 and demolition commenced on site early this year in preparation for construction commencement.



## Hertsmere House, Canary Wharf, London

1 MILLION SQ.FT CONSENTED

CEG purchased an existing 1980's office in Docklands, London, which is currently let to Barclays Bank plc. Following purchase of the building on the 0.9 acre site, CEG commenced with working up an outline planning application to replace the building.

Planning permission for a landmark tower of 1 million sq.ft of office, hotel, serviced apartments, retail and leisure use was granted in 2012. The final built tower will be the second tallest in the UK. A sale of the building with planning permission was completed in 2014.



## Land South of Limebrook Way, Maldon

1,000 DWELLINGS CONSENTED

CEG has actively promoted this site within the emerging Local Plan as a sustainable urban extension for up to 1,000 dwellings and additional employment land.

CEG has actively worked alongside the local authority and key stakeholders to produce a Supplementary Planning Document, which was endorsed by members and will sit alongside the emerging Development Plan.

The site includes provision for a significant extension to an existing wildlife site, which will run through part of the development. Outline planning permission was granted at the beginning of June 2015 and the first phase of development is currently being marketed.



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