

**LAND.
POTENTIAL.
DELIVERED.**



NEXUS PLANNING

WE ARE TRUSTED TOWN PLANNING ADVISORS, DELIVERING A COMPREHENSIVE RANGE OF PLANNING SERVICES TO PUBLIC AND PRIVATE SECTOR CLIENTS ACROSS THE UK.



**INDEPENDENT TOWN
PLANNING CONSULTANCY
WITH OVER 50
TEAM MEMBERS**



**OFFICE HUBS IN
LONDON, BIRMINGHAM,
MANCHESTER, BRISTOL,
AND READING**



**COLLABORATIVE
APPROACH**



**LONG-STANDING
CLIENT RELATIONSHIPS**

STRATEGIC LAND

DELIVERING MARKET-LEADING ADVICE ACROSS ALL ASPECTS OF STRATEGIC LAND PROMOTION

Our clients trust us to advance complex projects. Our team of more than 20 strategic land professionals, working from five regional office hubs, has detailed regional knowledge and national coverage.

Our technical expertise and experience is complemented by a clear understanding of how policy formulation and decision-taking is influenced by national and local level politics. This ensures our strategies are technically robust and politically informed.

Our strategic land services are comprehensive and include:

- Working with clients to identify development opportunities
- Initial assessments of site potential
- Strategies to unlock short and long-term development potential
- Site promotion through Local Plans / Spatial Development Strategies
- Planning applications
- Expert witness evidence at Examinations in Public and planning appeals

NOTABLE STATISTICS

LAND CURRENTLY PROMOTED FOR DEVELOPMENT:

4,500_{ha}

LARGE SITES PROMOTED FOR MORE THAN
1,000 HOMES EACH:

15+

LANDOWNERS / PROMOTERS / DEVELOPERS
WE ARE WORKING WITH:

50+

APPEAL SUCCESS RATE OVER THE LAST 5 YEARS: *

90%

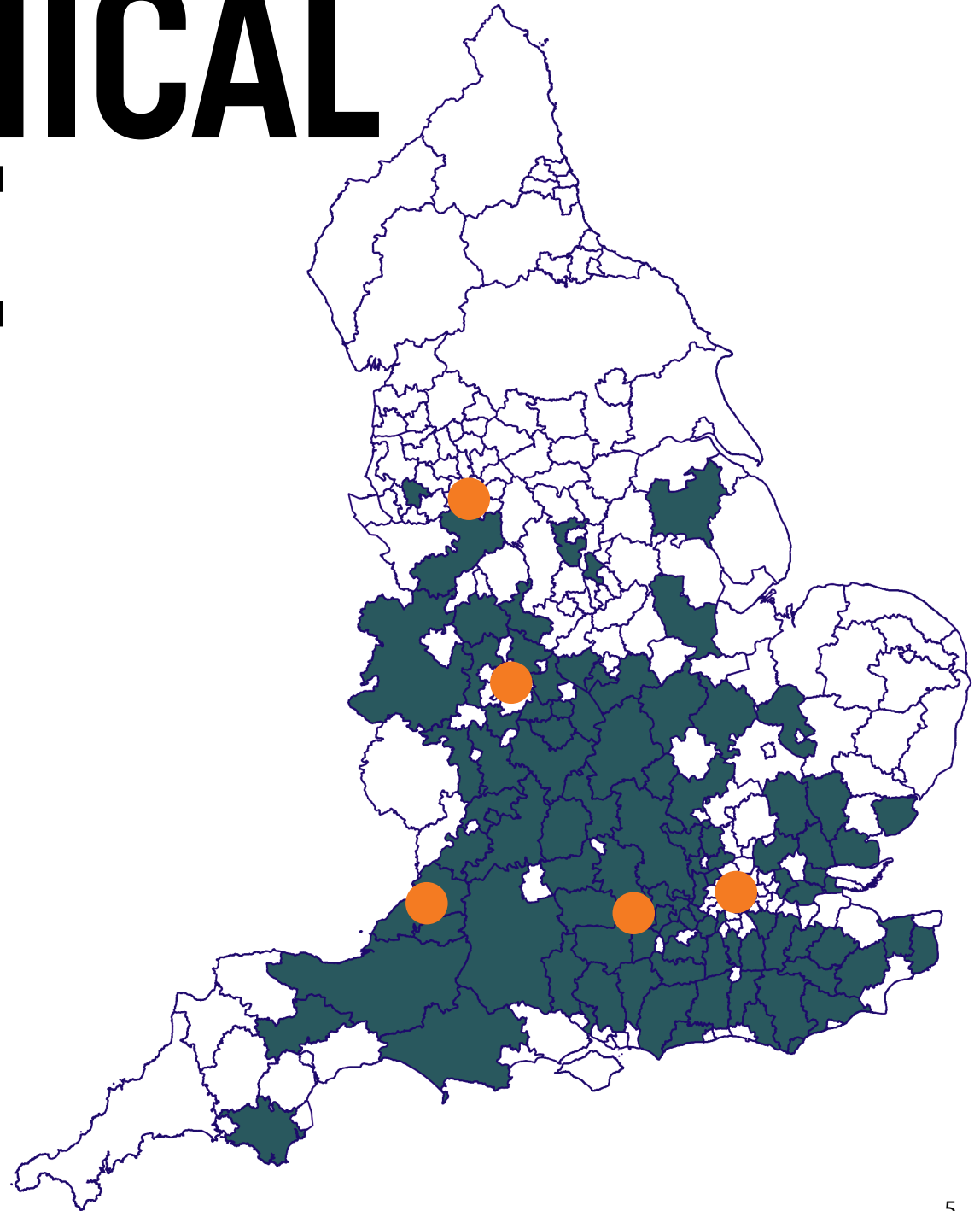
*WHERE APPEALS HAVE BEEN
NECESSARY / APPROPRIATE

GEOGRAPHICAL COVERAGE

- Projects undertaken in current Local Planning Authority areas across England
- Led from regional hubs in London, Birmingham, Manchester, Bristol and Reading
- National coverage and regional expertise

STRATEGIC
LAND PROJECTS

OFFICE HUB
LOCATIONS



THE STRATEGIC LAND SECTOR LEADERS



ADAM ROSS
National Lead

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07919 045 192



OLIVER BELL
South / South East

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07795 977 961



HYWEL JAMES
South West

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07976 980 535



ROGER TUSTAIN
Midlands

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07919 045 191



JACK DICKINSON
North

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07875 723 488

SOME OF OUR EXISTING CLIENTS



croudacehomes

gleeson^{land}



HAWRIDGE
LAND



MAC MIC
GROUP



RPG:

Taylor
Wimpey



CASE STUDY EXAMPLES

NEW SETTLEMENTS / STRATEGIC URBAN EXTENSIONS

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MEDIUM SCALE

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SMALLER SCALE

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STRATEGIC EMPLOYMENT

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NEW SETTLEMENTS / STRATEGIC URBAN EXTENSIONS

LIGHTHORNE HEATH WARWICKSHIRE

CLIENT

➤ CEG

TYPE/SCALE OF DEVELOPMENT

- 3,000 Homes
- 100 ha Employment
- Mixed Use Town Centre
- 10 ha Country Park

SERVICES

- Local Plan Promotion
- SPD Production
- Project Management
- EIA Co-ordination
- Outline Planning Application /
Permission (for Residential)



Image courtesy of: JTP

NEW SETTLEMENTS / STRATEGIC URBAN EXTENSIONS



SOUTH WEST AYLESBURY BUCKINGHAMSHIRE

CLIENT

➤ Gleeson Land

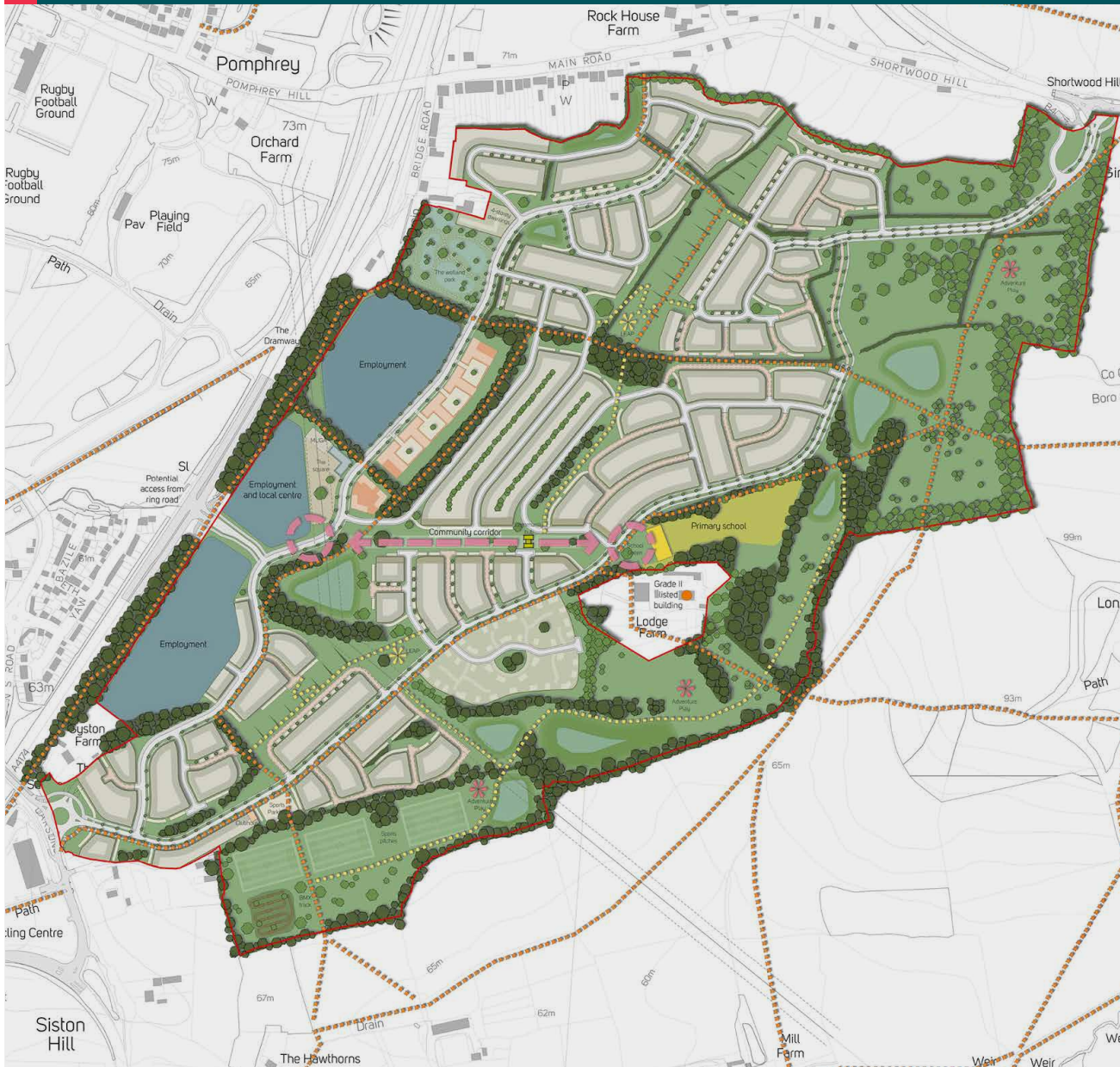
TYPE/SCALE OF DEVELOPMENT

- 1,400 Homes
- 50 ha Green Infrastructure
- Primary School
- Community Building
- Strategic Distributor Road

SERVICES

- Local Plan Promotion
- Project Management
- EIA Co-ordination
- Outline Planning Permission

NEW SETTLEMENTS / STRATEGIC URBAN EXTENSIONS



SHORTWOOD GLOUCESTERSHIRE

CLIENT

- Hallam Land Management

TYPE/SCALE OF DEVELOPMENT

- 1,600 Homes
- 50 ha Green Infrastructure
- 5 ha Employment
- Primary School
- Local Centre / Mobility Hub

SERVICES

- Local Plan Promotion
- Project Management
- EIA co-ordination

NEW SETTLEMENTS / STRATEGIC URBAN EXTENSIONS



SOUTH WOKINGHAM BERKSHIRE

CLIENT

- Kier Property / Miller Homes / Kingacre Estates

TYPE/SCALE OF DEVELOPMENT

- 1,650 Homes
- Primary School / Neighbourhood Centre / Distributor Road
- 50 ha Green Infrastructure

SERVICES

- Local Plan Promotion
- Project Management
- EIA Co-ordination
- Outline Planning Application / Permission / Reserved Matters

NEW SETTLEMENTS / STRATEGIC URBAN EXTENSIONS



Image courtesy of: Define

WHITSTABLE KENT

CLIENT

- Hallam Land Management

TYPE/SCALE OF DEVELOPMENT

- 1,350 Homes
- Primary School
- Local Centre
- 2 ha Employment

SERVICES

- Local Plan Promotion
- Project Management
- EIA Co-ordination
- Outline Planning Application

MEDIUM SCALE



WELLESBOURNE WARWICKSHIRE

CLIENT

➤ CEG

TYPE/SCALE OF DEVELOPMENT

- 260 Homes
- 4 ha Green Infrastructure
- Off Site Village Hall

SERVICES

- Local Plan Promotion
- Project Management
- Outline Planning Permission

MEDIUM SCALE



CROSSWAYS DORSET

CLIENT

- Woodsford Farms (Landowner)

TYPE/SCALE OF DEVELOPMENT

- 140 Homes
- 7 ha Green Infrastructure (including Suitable Alternative Natural Greenspace)

SERVICES

- Local Plan Promotion
- Project Management
- Outline Planning Permission
- Reserved Matters Approval

MEDIUM SCALE



BEACONSFIELD BUCKINGHAMSHIRE

CLIENT

- Hawridge Strategic Land

TYPE/SCALE OF DEVELOPMENT

- 120 Homes
- 2.5 ha Green Infrastructure

SERVICES

- Expert Witness Evidence at
- Public Inquiry
- Outline Planning Permission

SMALLER SCALE



FAIRFORD GLOUCESTERSHIRE

CLIENT

➤ Ernest Cook Trust / Gleeson Land

TYPE/SCALE OF DEVELOPMENT

- 87 Homes
- 4 ha Green Infrastructure
- Link Road

SERVICES

- Local Plan Promotion
- Neighbourhood Plan Promotion
- Project Management
- Outline planning Permission

SMALLER SCALE



Image courtesy of: FPCR

GRENDON NORTHAMPTONSHIRE

CLIENT

- Landowner

TYPE/SCALE OF DEVELOPMENT

- 70 Homes
- Green Infrastructure

SERVICES

- Local Plan Promotion
- Project Management
- Outline Planning Application

STRATEGIC EMPLOYMENT



GAYDON WARWICKSHIRE

CLIENT

➤ CEG

TYPE/SCALE OF DEVELOPMENT

- 80,000sqm Class B2/B8 Employment
- Open Space

SERVICES

- Local Plan Promotion
- Project Management
- EIA Co-ordination
- Outline Planning Application
- Expert Witness Evidence at Public Inquiry

STRATEGIC EMPLOYMENT



WELLESBOURNE INNOVATION CAMPUS WARWICKSHIRE

CLIENT

- University of Warwick

TYPE/SCALE OF DEVELOPMENT

- 280,000sqm Employment
- Hotel
- Gym

SERVICES

- Local Plan Promotion
- SPD Production
- Planning Application

ENVIRONMENTAL IMPACT ASSESSMENT

Our core strategic land services are supported by in-house expertise in managing and co-ordinating the Environmental Impact Assessment (EIA) process that is required for larger and more complex development schemes. We are accredited by the Institute of Sustainability and Environmental Professionals (ISEP). Our services include:

- EIA Screening
- EIA Scoping
- Environmental Statement co-ordination and management
- Health Impact Assessments
- Socio-Economic Assessments



NEXUS ANALYTICS AND RESEARCH

Nexus Analytics and Research (NAR) provides data-driven analysis to inform decisions, provide insightful impacts and deliver positive outcomes. With a proven track record, NAR offers as range of:

- Demographic Analysis - understanding population dynamics and trends affecting a project
- Economic Analysis – highlighting growth opportunities and potential challenges
- Advanced GIS Capabilities - visualising data, optimising land use and enhancing planning accuracy



ECONOMIC RESEARCH



**DEMOGRAPHICS,
SOCIO-ECONOMICS
AND HUMAN HEALTH**



NEEDS ASSESSMENTS



RETAIL AND LEISURE



SPATIAL ANALYTICS



THOUGHT LEADERSHIP

LONDON

Holmes House
4 Pear Place
London
SE1 8BT

BIRMINGHAM

Interchange Place
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Birmingham
B3 2TA

MANCHESTER

One Express
1 George Leigh Street
Manchester
M4 5DL

BRISTOL

Suite B
Beacon Tower
Colston Street
Bristol
BS1 4XE

READING

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3 Forbury Road
Reading
RG1 1AX