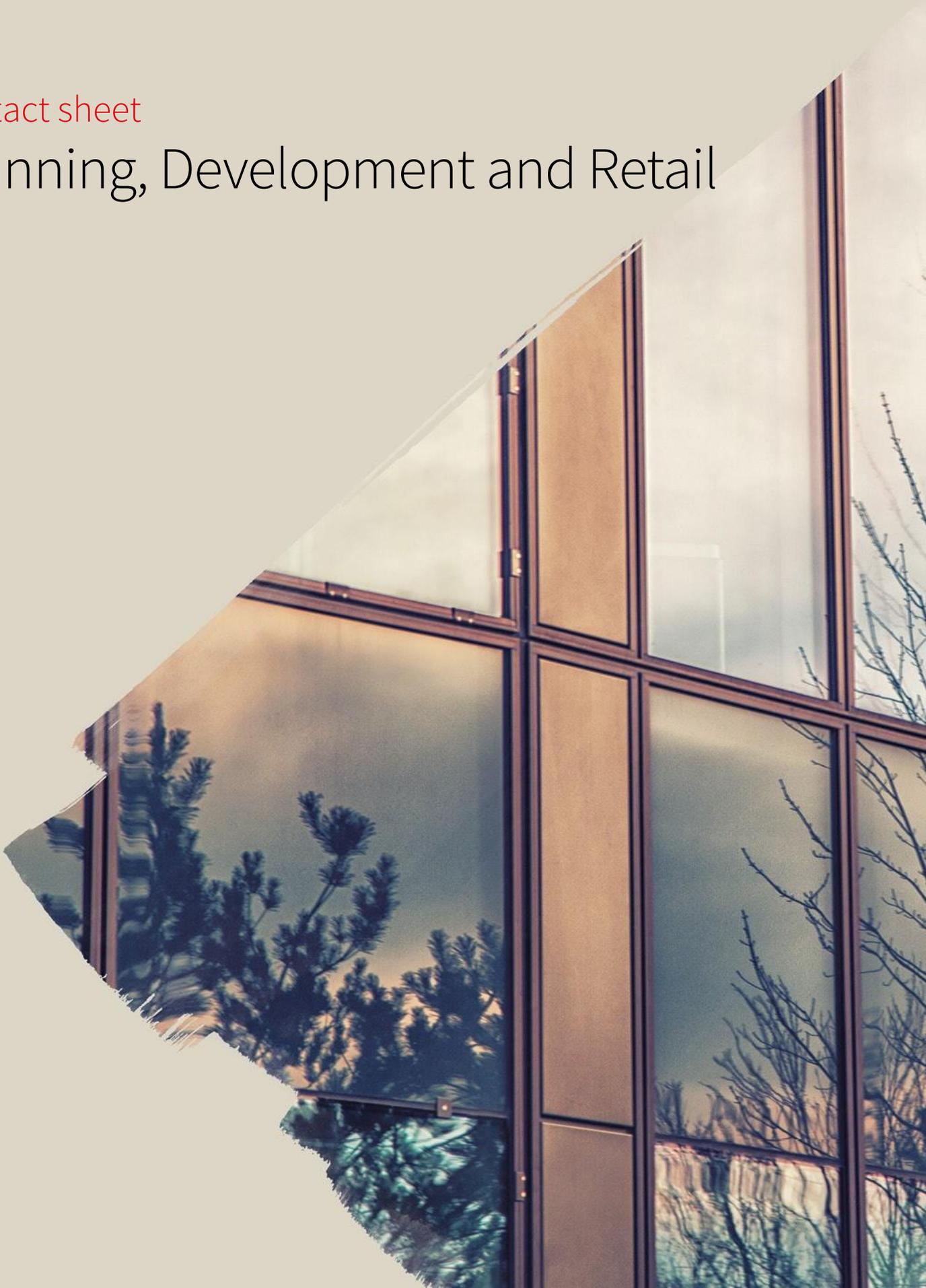


Contact sheet

# Planning, Development and Retail



# Planning, Development and Retail

## Meet the team



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# Planning, Development and Retail

## Recent and current projects



**TQEC and Expansion Land, Bristol**  
**University of Bristol/Equitix CLV**

Advised the University of Bristol on the acquisition of the site adjoining Temple Meads station for the new Temple Quarter Enterprise Campus, which will help transform a neglected area into a vibrant new quarter of the city and provide one of Europe's largest regeneration projects as well as acquiring additional land for future expansion. Retained planning advisors in respect of the Campus, which comprises of student accommodation (950+ beds), academic space, and leisure facilities, totalling 82,500 square metres which will provide economic growth and job creation for the region along with new educational and research opportunities.



**Fox Den Road, Bristol**  
**Aviva Investors**

Advising Aviva Investors on the delivery of an extension to the Stoke Gifford Town Centre, creating a more vibrant and attractive location delivering a new hotel, restaurant, café, and gym. Providing development management, planning, agency, and project management advice.



**Plot 3, Temple Quay, Bristol**  
**Castlebridge**

Advice on the acquisition and planning of this prominent 0.9-hectare waterfront site set alongside Grade 1 Listed Temple Meads Station. The scheme includes a 200-bed hotel and 180-bed extended stay hotel; a roof top bar and restaurant; conference and meeting facilities; a spa and leisure complex; and independent ground floor restaurant and commercial space.



**Bristol & Bath Science Park**  
**University of Bath/South Gloucestershire Council**

Valuation and acquisition advice to the joint purchasers of the Forum, Incubator, and Grow On space and undeveloped land at the 70-acre Science Park. Secured planning permission for the development of the £70 million, 13,250 square metre IAAPS (Institute of Advanced Automotive Propulsion Systems) facility on behalf of University of Bath.

# Planning, Development and Retail

## Recent and current projects



### Planning/RNHRD and Therapies Treatment Centre

#### Royal United Hospitals, Bath

Retained planning advisors to the Royal United Hospitals Bath NHS Foundation Trust (RUH) in delivering the Trust's Estate Strategy and four phased masterplan covering the 21-hectare site. Successfully secured planning permissions for a new pharmacy building and aseptic suite; 400 space visitor car park and an Integrated Therapies Centre; Radiology Department expansion and new Orthodontic and OMFS facility; and new RNHRD and Therapies Treatment Centre.



### School of Management, Milner Centre for Evolution and Polden Student Scheme

#### University of Bath

Planning advisor to the University, securing planning permission for the £70m School of Management faculty (15,639 square metres) at the University of Bath campus including a new arrivals square. Project Management and Planning advice in relation to the Polden post-graduate 293-bed residences (£44m) and the Milner Centre for Evolution (£7m).



### Daedalus Waterfront

#### Gosport Borough Council

A major waterfront brownfield regeneration project at Lee-on-the-Solent extending to over 30 acres. The site forms part of a substantial ex-military site including a range of listed buildings. Led a multi-disciplinary team to develop a comprehensive masterplan for the site underpinned by robust market intelligence, involving preparation of an Outline Business Case and analysis of a range of delivery options.



### Torbay Town Centre Regeneration

#### Torbay Development Agency

Strategic advisor to Torbay Development Agency (part of Torbay Council) advising on the regeneration sites in Torquay, Paignton, and Brixham, with a focus on Town Centre Regeneration. Investment strategy, including the use of income strip and PWLB. Also providing specialist planning advice to support the Council prepare a site-specific SPD to promote the regeneration of a brownfield site.

# Planning, Development and Retail

## Recent and current projects



### Factory No.1, Bristol

#### City & Country Group

Planning and listed building consent for a 247-unit residential-led scheme which comprised of a mix of new build and conversion flats along with ground floor retail units in the centre of Bristol. The scheme included detailed permission for the conversion of the Grade II listed former offices. Currently letting agents on the ground floor retail and restaurant space.



### Kings Quarter

#### Gloucester City Council

Supporting the Council in preparing a deliverable and robust masterplan for Kings Quarter, a major regeneration project comprising over 300,000 sq ft of mixed-use accommodation. Originally working in partnership with LDA Design, providing a detailed market assessment to inform a scheme parameter plan, delivery strategy, and viability challenges. Also providing support for funding applications and the recently submitted planning application.



### Nexus 25

#### HBD

The site is subject of a Local Development Order (LDO) and JLL are advising HBD on the preparation and submission of compliance applications for the delivery of the 30-hectare strategic employment site. Improvements to Junction 25 of the M5 have recently been completed, providing access to the site and strategic improvements to the A358 will, in the coming years, provide further enhancement to access from the site.

# Planning, Development and Retail

## Recent and current projects



### Junction 24 Notaro Park

#### **Notaro**

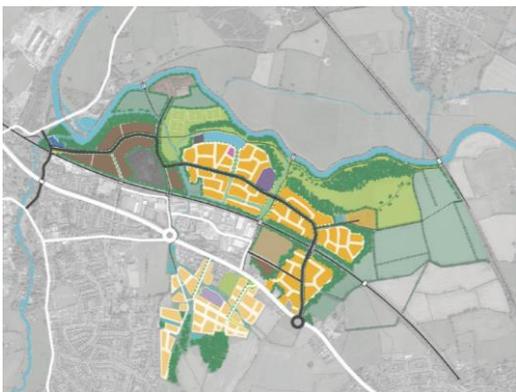
Working with the landowner, JLL successfully promoted the 85-acre site through the Sedgemoor Local Plan process to secure its allocation for a mix of employment uses and a motorway services area. This was followed by an outline application for 900,000 sqft of employment space alongside the detailed provision of highways and infrastructure. The application was approved in autumn 2021 and proposals are now emerging to deliver the first phase of development on the site.



### Brooks Laundry

#### **Acorn Property Group**

Outline and Reserved Matters consent secured for this residential-led mixed use development comprising of 105 new homes and circa 10,000 square feet of commercial floorspace on an urban brownfield former employment site. Parts of the site were designated as Flood Zone 2 & 3 which were successfully mitigated through technical consultation and design.



### North Keynsham SDL

#### **Landowners**

Planning advisors to the owners of over 200 acres of land on the northern side of Keynsham. The site lies within the Green belt but was successfully promoted to the Joint Spatial Plan (JSP) and was included as a strategic development location (SDL) as part of that process. However, the abandonment of that plan has resulted in the delivery of the site stalling, but it is being promoted through the emerging Strategic Development Strategy (SDS) being led by the West of England Mayor.

# Planning, Development and Retail

## Recent and current projects



### Strategic Regeneration

#### Exeter Council

Major city centre development at Exeter Bus Station coordinating a commercially focused masterplan and associated delivery strategy, leading to a developer selection process and appointment of a delivery partner. As well as advising on the Exeter City Centre strategy, particularly focused on the rapidly changing retail environment.



### City Centre Masterplan

#### Portsmouth Council

Coordinating the preparation of a robust and deliverable masterplan for Portsmouth City Council to underpin redevelopment of the city centre, including the Cascades Shopping Centre. Our work has included a thorough review of the retail market to determine how changes in this sector could impact the centre in future – the aim being to increase the appeal for residents, visitors, and workers. Our commission includes a clear delivery strategy for key development sites.



### Somer Valley Enterprise Zone

#### Bath & North East Somerset Council

Preparation of a Commercial Delivery Framework for the 30-acre Somer Valley Enterprise Zone to help unlock delivery of this key site. The Framework led to the preparation of a successful Outline Business Case for funding to the Local Enterprise Partnership. Currently working with the landowners to deliver the scheme using a Local Development Order.



### Developer Procurement

#### Chichester District Council

We are acting as commercial property advisor to the Chichester District Council in relation to delivery of the Southern Gateway scheme, a transformational mixed-use regeneration project covering an area of 30 acres around Chichester Railway Station. Working with other public sector landowners alongside the Council to appoint a best fit development partner via an OJEU Competitive Dialogue process. Advice includes best mix of uses, viability, land assembly advice, and formation of a delivery strategy.

# Planning, Development and Retail

## Recent and current projects



### Employment Land Study

#### Bristol City Council

Preparation of the Employment Land Study for Bristol City Council – an integral part of the evidence base for the Bristol Local Plan. The study includes a detailed review of the likely demand for commercial space into the future, including emerging sectors that are likely to influence demand. The demand profile was considered against a detailed assessment of the supply position to inform key policy and other interventions required.



### Various

#### Network Rail

JLL continue to provide a wide range of property advice to Network Rail across the UK and in the South West region, ranging from investment strategy, disposal of surplus operational property and acquisition of operational properties, through to specialist valuation and building surveying advice. Recent projects include Poole Goods Yard, Swindon Station Masterplan, and Intercity House in Plymouth.



### Estates Strategy

#### Herefordshire & Ludlow College

Preparation of an Estates Strategy to support the merger of two colleges of further education, with a joint duty of care to the Transaction Unit of the Department of Education. Including high-level analysis of space utilisation based on the curriculum, running costs, and identifying property which may be surplus to operational requirements.



### Placemaking Advisor

#### Winchester City Council

Strategic planning and placemaking consultant to Winchester City Council on the Central Winchester regeneration project aimed at creating new retail, residential, and cultural developments for Winchester in conjunction with an enhanced public realm including the delivery of Station Approach, a new business district adjoining Winchester Railway Station.

# Planning, Development and Retail

## Recent and current projects



### Harlequin Centre, Exeter

#### Curlew

JLL is providing planning and development advice on the redevelopment of the Harlequin Centre in Exeter, a shopping centre built in the 1980s which no longer suits shopper needs or indeed the character of the conservation area within which it sits. JLL initially managed the successful planning application for demolition of the existing buildings and the creation of a new hotel and co-living block. This has, more recently, been superseded by an application for nearly 300 Co-Living bedspaces across two buildings.



### The Allen Building

#### Bath College

Development consultancy advice in respect of Bath College's estate rationalisation leading to the disposal of the Allen Building. The building was declared surplus to operational requirements, with the capital receipt from the disposal being reinvested. The Planning team was then appointed by the new owners, Dominvs, to secure planning permission for the demolition and redevelopment of the site for a new high-quality, 198-bed hotel development. The site, located within the Bath UNESCO World Heritage Site and Conservation Area in a gateway location connecting the city centre and the Bath Quays Regeneration Area, will deliver a £20 million hotel scheme bringing an estimated £4.1 million annually into the local economy, contributing to the delivery of the Council's spatial vision for tourism in the city.



### EV Hub roll out

#### Gridserve

JLL is working to support the roll out of Electric Vehicle charging points across the UK. This has involved the appraisal of potential sites and then working with the project team to prepare the scheme and manage the process of preparing, submitting and determining applications on numerous sites.



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