



ainscough strategic land

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Gloucester Road, Thornbury

Project Status: Completed

Acres: 17

Number of units: 130

“UK agriculture in the 21st century is diversifying as traditional farming continues to be a challenge. Land development (if applicable) is obviously an option. I had been bamboozled for nearly 20 years from various developers offering tempting opportunities. An introduction to Ainscough by a leading surveyor friend of mine was a marriage in waiting. We were immediately speaking the same language and importantly, we both had a community consciousness. I have found Ainscough to be forthright, honourable and efficient. We all want business satisfaction, but the real key is that Ainscough understands trust and integrity.”

*John Cullimore,
land owner at Thornbury*

THE SITE

An attractive site to the north of Thornbury, sitting between a consented but not then built-out Linden Homes scheme and an allocated and consented Bloor scheme which was under construction. A promotion agreement was signed in September 2015.

THE OPPORTUNITY

The site wasn't allocated in the adopted local plan but sat neatly between two new developments so could be described as an 'infill' development that would round off the entrance into Thornbury. South Gloucestershire Council was not able to demonstrate a 5-year housing land supply, so we progressed straight to a planning application.

With lots of local consultation and political engagement we obtained a committee approval for 130 houses. Local opponents then threatened to have the consent judicially reviewed so we spent time working with the council to iron out some technical issues related to how the council had drafted its original committee report. We then took the scheme back to committee for councillors to consider again with an amended committee report, securing a second approval which then proceeded free from legal challenge.

OUR
COMMITMENT
TO YOU:

An **expert** planning team
A **straightforward** approach
The **best market value** for your land



SALE AND MARKETING

The site received a huge amount of interest and many very competitive bids, leading to an unconditional sale on the outline to David Wilson Homes in December 2018.

THE LEGACY

We designed the masterplan to ensure there was sufficient standoff to the landowner's retained farmhouse so as not to compromise the rural feel of the house, as well as ensuring a high quality design for the scheme as it was the landowner's desire for the development to be an attractive addition to Thornbury. We were able to achieve this and satisfy the landowner's requirements without significantly impacting on the overall value of the scheme.

The scheme also provided the following key benefits:

- 130 new homes, including 46 affordable homes, in line with council policy
- Local allotments
- A new footpath link and pedestrian crossing point on Morton Way
- A new footpath link and pedestrian crossing point on Butt Lane
- Road improvements
- A contribution of circa £180,000 towards transport improvements on the A38
- A contribution of more than £300,000 for outdoor sports
- Provision of nearly five times the recommended amount of public open space
- Provision of 40% more play space than the council's policy requirement
- CIL contributions of approximately £800,000 for the council to spend on supporting local infrastructure

September 2015

Promotion Agreement signed

August 2017

Committee approval granted

May 2018

New committee report submitted

September 2018

Marketing commenced

December 2018

Site sold unconditionally to David Wilson Homes

April 2016

Planning application submitted

September 2017

Approval paused for re-examination of committee report

June 2018

Second approval granted, free from challenge

October 2018

Preferred bidder selected

WHY AINSCOUGH STRATEGIC LAND?

All **planning work** is done at our own cost and risk
 We have a **proven track record** of success
 Ainscough only gets **paid when your land is sold**

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