

# Media review



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## Plan to rebuild care home resurrected by new owner



WHITCHURCH: Urban Village Group, a developer which owns Eastfield House, has applied for permission to vary the consent granted on appeal in 2013 for the partial demolition of the building and the construction of a large extension to increase the number of bedrooms from 27 to 45.

The new variations include changes to the internal layout, two more bedrooms, more dormers, a large brick-built "summer house" and a new plant room on the eastern boundary.

The entrance would also be moved to the side of the building.

The £12 million scheme also includes landscaped gardens, a café/bistro and activity lounges.

If it is approved by South Oxfordshire District Council, the planning authority, the developer says work would begin later this year and would be completed in 14 months.

The new home in Eastfield Lane would be let to the Bracebridge Care Group for a minimum term of 25 years.

David Choules, project director, said: "At the moment we are in the detailed design stage, working closely with our preferred contractor. We should be welcoming guests early 2024."

Whitchurch Parish Council opposes the plans, as it did to the previous proposals to redevelop the Victorian building when it was owned by Majesticare.

Chairman Jim Donahue said: "We are generally supportive of a new company developing Eastfield House to put the building to good use and ensure it does not continue to deteriorate.

"But our view is that the extent of change in this proposed planning modification is excessive and warrants a formal planning application and not the Section 73 variation of conditions method they are trying to get these changes approved under.

"The proposed changes are unclear in a number of areas and appear to negatively impact neighbouring homes with overlooking and plant room noise.

"We continue to be concerned about the size of the development as we don't believe there is sufficient parking available on site for visitors and staff to support 45 residents. This could



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exacerbate existing traffic issues in the village.”

Neighbours have also opposed the proposals. Tom and Emer Hoskin say: “The site is too small to provide adequate parking and the community cannot support additional traffic and parking. The preceding application made allowance for only 13 cars. The current application site drawing contains no detail at all. As a community, we are concerned about the ability of Whitchurch to absorb the traffic associated with a small hospital. Whitchurch is already congested and has no parking capacity.”

Neil Huntington claims the plans contain incorrect information and lack important detail.

He says: “The trees on the boundary between my house and Eastfield House are still being shown incorrectly to be located within their site boundary on the applicant’s site plan. This also applies to an important lime tree located within the garden of 14 Swanston Field to the north.

“Corrections have been requested on numerous occasions and it now needs to be amended as it does not show the correct relationship between the proposals and the surrounding properties.

“The proposed site plan also does not show the new plant room.”

Majesticare, which previously owned the building, finally obtained permission to demolish modern extensions and expand the original building in 2013.

The company first sought permission to extend the building in 2011, then made several attempts to obtain permission for the larger scheme but these were rejected by both the district council and planning inspectors on appeal.

When Majesticare put the building up for sale last year, the district council confirmed that the 2013 permission remained valid because the company had started the initial groundworks, although it didn’t finish the project.

In 2018, when Majesticare was seeking consent for a more extensive refurbishment with 48 beds and additional facilities, its consultants said the previous plan was effectively not worth pursuing as it would be more viable to demolish and rebuild the home.

Nick Sellman, chief executive of Urban Village Group, of Sutton Coldfield, said: “Whitchurch provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal.”

He added: “We are on a mission to improve senior living provision in this country and our development will be a high-quality facility.

“There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services.

“Urban Village is determined to help meet this demand.”



## Plans to convert Milton Keynes office block into over 200 rental apartments

Tuesday, June 28th, 2022 3:49pm [Share on Facebook](#) [Share on Messenger](#) [Share on Messenger](#) [Share on Twitter](#) [Share on Whatsapp](#) Image: Urban Village Group Proposals have been submitted to MK Council for the redevelopment of an office block in Central Milton Keynes. Urban Village Group have revealed plans to convert the former AGF House at Avebury Boulevard into a build-to-rent development. The plans for the group's Westminster House development include 237 apartments over six floors, a residents gym, cinema, communal entertainment facility, resident work spaces, secure parking and CCTV security. With proposals submitted to MK Council, the group says construction could begin early next year if planning consent is achieved. Urban Village Group chief executive officer Nick Sellman said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region. "Currently, there are 4.5 million households in England now renting, representing 20% of the market, which has increased from 10% in 2001. In the next 15 to 20 years, more people are expected to rent rather than own their own homes. As the national housing shortage continues, with an average 200,000 homes built each year against a Government target of 300,000, there is significant scope for major growth in the build to rent sector." Developments director Graham Haydon-White said: "We are looking forward to creating an exciting new development of high quality homes right in the very heart of Milton Keynes' city centre. We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." Unknown [sourcelink]<https://www.mkfm.com/news/local-news/plans-to-convert-milton-keynes-office-block-into-over-200-rental-apartments/> [/sourcelink]



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# PLANNING AWARDS 2022 GOOD WORK

The winners of the ninth annual Planning Awards were announced at a live ceremony held at The Mermaid Theatre in London on 9 June

By Mark Wilding

The winners of the ninth annual Planning Awards were announced at a live ceremony held at The Mermaid Theatre in London on 9 June. Recognising excellence in the planning and placemaking professions, the 2022 awards span 25 categories including heritage, regeneration, affordable housing, plan-making and stakeholder engagement. This year the awards saw the introduction of an important new category: planning to address climate change. Winners were chosen by an expert panel of senior figures from across the built environment sector.

## PLACEMAKING CATEGORIES

### Award for partnership working, sponsored by WECD

**WINNER: The Wilds at Barking Riverside, submitted by Barking Riverside and L&Q**  
Alongside a café, co-working area and events spaces, The Wilds community centre is home to what is claimed to be Europe's largest single vacuum waste system, designed to collect, sort and recycle waste for 7,000 homes through a system of pneumatic tubes. The centre opened at Barking Riverside in July 2021. Developers Barking Riverside and L&Q have partnered with charity Participatory City to deliver services. The judges said the project "illustrates the power of partnership at the local scale".

### Award for promoting economic growth

**WINNER: Meridian Water Team, submitted by London Borough of Enfield**  
The Meridian Water regeneration project eventually aims to provide 10,000 homes. But Enfield Council has also adopted a meanwhile use strategy to create jobs during the 25-year development programme.

Elements of this strategy include Bloqs, an open-access workshop and factory; a construction skills academy; a film and TV skills academy; and The Drumsheds event space for large music and cultural events. The judges welcomed the project's "clear outcomes and economic and social benefits".

### Award for regeneration

**WINNER: Mayfield, submitted by U+I with Manchester City Council, Transport for Greater Manchester and LCR**  
Over the past 200 years, the Mayfield area of Manchester has been home to a dyeworks, a train station and a postal depot. But since 1960, the 10-hectare site has been derelict. The Mayfield Partnership plans to deliver 1,500 homes, 150,000 square metres of commercial space, 38,000 square metres of shops and leisure facilities, and Manchester's first new public park for 100 years. Planning permission for a first phase of the 10-year project was granted in February 2020. The judges praised "an impressive concept on a challenging site which will deliver a huge improvement to this part of the city".  
**HIGHLY COMMENDED: Park Hill, submitted by Places for People and Urban Splash**

### Award for community-led placemaking

**WINNER: Nourish Hub, submitted by Inner Circle Consulting**  
The Nourish Hub community kitchen aims to feed 200 people a day while helping local people improve their diets and find jobs in the food industry. Funded by the Greater London Authority, and occupying a unit owned by the London Borough of Hammersmith & Fulham, the kitchen opened in the summer of 2021 and provides training courses, volunteering opportunities, skill-sharing and cookery classes. The judges said: "The project strikes at the heart of the

most basic human need - food security - as well as education and the need for jobs."

### Award for design excellence

**WINNER: Borough Yards, submitted by SPPARC**  
Located on the banks of the River Thames, the Borough Yards development was completed in late 2021. The mixed-use development revives a 17th-century thoroughfare between the Tate Modern and South Bank, includes shopping streets, galleries, and office space, and is laid out in accordance with the site's medieval street pattern. Architects SPPARC designed five new buildings, totalling 6,500 square metres, to sit alongside 8,500 square metres of space in existing railway arches. The judges described the project as a "hugely successful approach to working with the grain and the heritage of a place".  
**HIGHLY COMMENDED: City of York Council's Housing Delivery Programme, submitted by Mikhail Riches with Tibbalds, Civic, Turner & Townsend, Leeds Environmental Design Associates (LEDA), Urbed, Warm and ImaginePlaces**

### Award for fostering a healthy town centre

**WINNER: Pydar Regeneration, submitted by PRP Architects and Inner Circle Consulting**  
The 4.5-hectare Pydar masterplan aims to transform a partially derelict area of Truro town centre into a mixed-use neighbourhood with a wide variety of sustainable transport links. Outline permission was granted in October 2021 for 320 homes, 35 per cent of which are planned to be affordable, alongside a riverside park, 16,500 square metres of restaurants and cafés, and outdoor fitness and play equipment. The development is designed to minimise car use and promote walking, cycling and the use of e-bikes and public transport. The judges praised "a very →



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1. Plans for the Mayfield development include Manchester's first new public park for 100 years
2. Judges said Hammersmith & Fulham's Nourish Hub "has the community at its core"



### The Editor's Award

**WINNER: Growing Up in Hackney: Child-friendly Places Supplementary Planning Document, submitted by London Borough of Hackney**

An "exceptional" and "unique" project is how the judges described the creation by Hackney Council of a supplementary planning document (SPD) intended to embed child-friendly design policies in new development coming forward in the borough. The SPD is part of Hackney mayor Philip Glanville's commitment to make it a child-friendly borough.

The SPD aims to do more than simply act as a guide for creating play space – it seeks to do no less than shift the perspective of built environment professionals towards that of children and young people. Showing how to shape the spaces between buildings so they are multifunctional, inclusive and welcoming for everyone – including children.

Generated with the help of ZCD Architects between autumn 2019 and its adoption in July 2021, the

team behind the SPD undertook such extensive engagement that the experience informed an update to the borough's statement of community involvement, specifically outlining how to engage young people in the planning process.

The resulting SPD outlines eight child-friendly design principles, and includes case study examples to bring best practice to life for professionals. It also makes things easy and practical for its users by including a design checklist which ensures designers see things through the eyes of young people.

The SPD hooks into decision-making as all planning proposals meeting certain criteria must submit a Child-Friendly Impact Assessment, a key part of which is completing the checklist.

The judges described it as "the stand-out entry" from all the categories, branding it "innovative" and "with potential to have a significant long-term impact on the local area and community". The judges lauded "a really excellent use of planning policy to embed a fundamental shift in how we view places for future generations."



3. Judges praised the Wilds at Barking Riverside as a "unique community facility"
4. Plans for the regeneration of Pydar were described by the judges as a "bold intervention"
5. Borough Yards revives a 17th-century thoroughfare, blending old with the new



Editor's Award: The judges described Hackney's child-friendly SPD as an "exceptional project"



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ambitious project... founded on supporting sustainable modes of transport".  
**HIGHLY COMMENDED:** Dartford Town Centre, submitted by ANS Global

### Award for mixed-use development

**WINNER:** Park Hill, submitted by Places for People and Urban Splash

Park Hill was a 1960s utopian housing vision. Several decades later, the Sheffield estate had become rundown. In 1998, government adviser English Heritage granted listed status to the estate. A decade later, developers Urban Splash and Places for People embarked on a renovation. A first phase was completed in 2014, the success of which paved the way for further regeneration efforts. Since 2020, further phases have been under way, providing 195 mixed-tenure homes, 1,860 square metres of commercial space, and accommodation for 356 students. The judges described the project as an "exemplar regeneration scheme" that has "really breathed new life into this part of Sheffield".

**HIGHLY COMMENDED:** Battersea Power Station: Phase Two, submitted by Battersea Power Station Development Company

### Award for best housing scheme (fewer than 500 homes)

**WINNER:** City of York Council's Housing Delivery Programme, submitted by Mikhail Riches with Tibbalds, Civic, Turner & Townsend, LEDA, Urbed, Warm and ImaginePlaces

Phase two of the City of York Housing Delivery Programme is planned to see 202 homes built on three council-owned sites in the city. Planning permission was granted for the Duncombe Barracks and Burnholme sites last year, while an application for Ordnance Lane is under consideration. Each site promises 40 per cent affordable homes, building to Passivhaus energy-efficiency standards, and generous bike parking. The judges praised the authority's "holistic approach to development that contributes positively to the environment".

**HIGHLY COMMENDED:** Gladstone Road, submitted by Watkin Jones Group

### Award for best housing scheme (500 homes or more)

**WINNER:** Marian Place, submitted by St William Homes

Designed by architects Rogers Stirk Harbour + Partners, the Marian Place development in east London is due to repurpose two redundant

gasholders to provide 555 homes. The scheme, which secured permission from Tower Hamlets Council last year, is planned to provide 35 per cent affordable housing and 0.7 hectares of open space. Once completed, the project would offer public access to a stretch of the Regent's Canal for the first time in 150 years. The judges described the scheme as "fantastically unique and distinctive" and said it "will provide a real statement building".

### Award for best use of arts, culture or sport in placemaking

**WINNER:** Green Loop Wayfinding Project, submitted by East Hampshire District Council

Whitehill & Bordon is surrounded by The Green Loop — a seven-kilometre stretch of walking and cycling paths. Waymarkers along the route provide information about local facilities and how long it will take to reach them. Made from concrete and timber, these waymarkers are designed to be in keeping with the surrounding heathland, while directions are indicated by chevron-shaped arrows, often used by the military, as a nod towards the town's army garrison past. The judges admired this "holistic approach to creating functional green infrastructure which factors in health, history and the environment".

**HIGHLY COMMENDED:** Orchard Art Series and Engagement, submitted by St Modwen Strategic Land & Regeneration (South East)

### Award for best use of heritage in placemaking

**WINNER:** Houlton School, submitted by Urban&Civic and Aviva Investors

In 1927, Rugby Radio Station made history by sending the world's first transatlantic voice transmission to Houlton in Maine, US. Nearly a century later, the station buildings have been turned into a secondary school at the heart of the 6,200-home Houlton urban extension being developed by Urban&Civic and Aviva. The school welcomed its first pupils last year. "A wonderful transformation of a challenging building," said the judges. "The results are outstanding – quirky and functional at the same time."

**HIGHLY COMMENDED:** Battersea Power Station: Phase Two, submitted by Battersea Power Station Development Company

### Best use of brownfield land in placemaking

**WINNER:** Gardner Close, submitted by Pocket Living

Developer Pocket Living's 0.1-hectare site at Gardner Close was occupied by a 1960s block of garages

and an informal car park. In consultation with the London Borough of Redbridge and local residents, the firm designed a four-storey redevelopment that has provided 20 one-bedroom apartments for local first-time buyers, with facades in keeping with surrounding buildings and a communal enclosed courtyard. Residents moved in last summer. The judges cited the project as "an excellent example of a tight urban site being brought into use through sensitively and imaginatively designed space".

### Best use of publicly-owned land and/or property in placemaking

**WINNER:** Park Hill, submitted by Places for People and Urban Splash

Over the past decade, Places for People and Urban Splash have worked with public sector partners to regenerate the council-owned Park Hill estate. A first phase of 260 mixed-tenure apartments was completed in 2014 and a second phase of 195 homes and 1,860 square metres of workspace was brought to the market in 2020. More than 800 people now live and work at the revitalised estate. The judges recognised the "tenacity and long-term effort" involved in the project, hailing a "remarkable transformation and positive community impact".

## PLANNING CATEGORIES

### Award for plan-making

**WINNER:** *Growing Up in Hackney: Child-Friendly Places Supplementary Planning Document*, submitted by the London Borough of Hackney

As part of its work to make Hackney a "child-friendly borough", the local authority developed a supplementary planning document to establish youth-focused design guidelines for the borough. *Growing Up in Hackney: Child-Friendly Places* was adopted in July 2021 and outlines eight child-friendly design principles alongside additional guidance, case studies and a design checklist. The judges commended "a really excellent use of planning policy to embed a fundamental shift in how we view places for future generations".

**HIGHLY COMMENDED:** Broxbourne Local Plan 2018-2033, submitted by Broxbourne Borough Council

### Award for planning to address climate change

**WINNER:** 2030 Sustainability Strategy, submitted by British Land

In 2020, developer British Land committed to make its portfolio net zero carbon by 2030. →



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1. The judges said Park Hill brought an "iconic housing development back to life"
2. Rugby Radio Station's redevelopment was described by the judges as a "wonderful transformation"
3. Marian Place will create a "real statement building", said the judges
4. Ordnance Lane is being developed in phase two of York's Housing Delivery Programme



SPONSORS' MESSAGES

**RPS**  
 RPS is a leading multidisciplinary consultancy with the expertise to support developers, investors, landowners and providers of infrastructure through the development process, from planning to design to implementation.



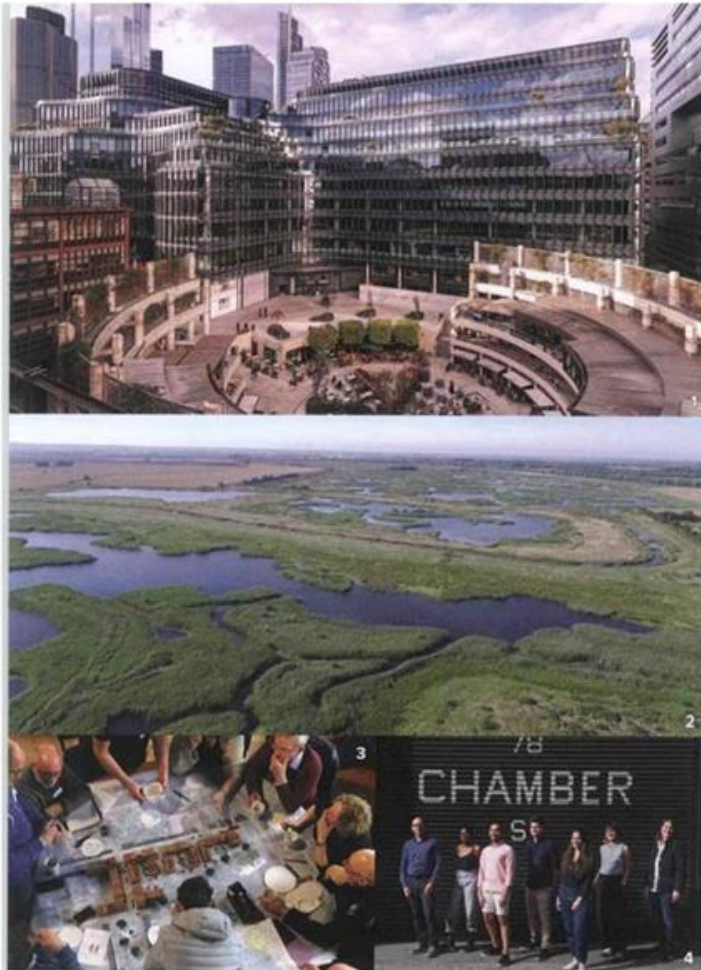
**Stantec**  
 At Stantec, we care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.



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 Warwick Economics and Development is a multidisciplinary consultancy, providing research, analysis and advice on economics, regeneration and development and business management issues for private, public and not-for-profit organisations in the UK and internationally.



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1. All British Land developments are now pledged to be net zero embodied carbon at completion  
 2. Quarries & Nature – a 50 Year Success Story  
 3. Love Wolverton was described by the judges as “genuinely community led” 4. The judges praised the way HTA Design brings “fresh thinking to important issues”

As part of that commitment, the developer adopted a sustainability strategy that sets out its environmental requirements for every stage of the property life cycle. All British Land developments are now pledged to be net zero embodied carbon at completion and each project involves a whole-life carbon report and a climate impact risk assessment. The judges commended this “ambitious, holistic approach looking at the whole development life cycle” and said the project “sets an example to the industry”.  
 HIGHLY COMMENDED: Sustainable Construction Supplementary Planning Document 2021, submitted by Milton Keynes Council

**Award for planning for the natural environment**

**WINNER: Quarries & Nature – a 50-year Success Story, submitted by the Mineral Products Association**  
 The Mineral Products Association represents the UK non-energy minerals sector and hosts a biennial Restoration & Biodiversity Awards programme, recognising projects that repurpose quarries for uses including nature conservation. In 2021, to mark 50 years of these awards, the organisation produced a film and publication, *Quarries & Nature – a 50 Year Success Story*, highlighting the work of the minerals industry and planners on natural restoration projects. The Planning Awards judges said the project “demonstrates how nature can thrive once land has been restored”.  
 HIGHLY COMMENDED: The Green Quarter, submitted by Berkeley Homes East & West Thames

**The judges**

- **Steve Bambrick** director of planning and environment, Buckinghamshire Council
- **Lucy Bird** planning director, Berkeley Homes
- **Paul Brocklehurst** chairman, Land Promoters and Developers Federation
- **Isaac Carter** senior solicitor, Westminster City Council
- **Emma Davies** principal sustainability officer, Greater Cambridge Shared Planning Service
- **Simon Earles** sustainability and corporate affairs Director, Bristol Airport
- **Sarah Featherstone** director, Featherstone Young
- **David Feeney** chief planning officer, Leeds City Council
- **Stephen Hunt** head of planning and development management, East Riding of Yorkshire Council
- **Tracy Lovejoy** senior associate, Irwin Mitchell
- **Amit Malhotra** planning director, Telford Homes
- **Simon Marsh** head of nature protection, RSPB
- **Duncan McCallum** strategy and listing director, Historic England
- **Janice Morphet** visiting professor, UCL
- **Jon Palmer** head of planning, Milton Keynes Council
- **Mary Parsons** director of regeneration and partnerships, Lovell Partnerships
- **Miles Price** director, British Land
- **Steve Quartermain** consultant
- **Catriona Riddell** director, Catriona Riddell & Ass
- **Paul Seddon** director of planning and regeneration, Nottingham City Council
- **Mark Skillbeck** UK planning director, Taylor Wimpey
- **Mark Southgate** CEO, Ministry of Building, Innovation and Education
- **Sripriya Sudhakar** head of regeneration, London Borough of Tower Hamlets
- **Deb Upadhyaya** manager, gardens, towns and villages, Homes England
- **Laura Webster** team leader – planning, Ministry of Housing, Communities and Local Government
- **Sara Whelan** Hemel place strategy programme manager, Dacorum Council
- **Paul Willmott** managing director – planning, RPS



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**Award for infrastructure planning,  
sponsored by Stantec**

**WINNER:** Brent Cross West Train Station, submitted by Brent Cross Planning Team and Regional Enterprise

Brent Cross West train station represents a key element of the planned 7,500-home Brent Cross Town in Barnet. Once completed, it is planned to serve five million passengers every year. The project involves several components, including the delivery of a new rail freight facility and a train compound, relocation of a waste transfer station, and the replacement of five railway sidings. The planning process saw Brent Cross officers consider drop-in applications for these separate elements, on top of the main outline permission. The judges praised this "very innovative approach to delivering a difficult project".

**Award for planning for increased  
housing delivery**

**WINNER:** Langarth Garden Village, submitted by Arcadis

Plans for Langarth Garden Village near Truro had been in the works for a decade when Cornwall Council intervened in the project. In January 2019, the council allocated £159 million for development of a masterplan and infrastructure. Since then, around 60 per cent of the site has been acquired by the authority and a link road has been built to enable construction of the first homes. In December last year, outline permission was granted for up to 3,550 homes, of which 35 per cent will be affordable. The judges said the project is a "great example of local authority intervention to increase housing delivery".

**Award for planning for affordable  
housing**

**WINNER:** Clarendon, submitted by St William Homes

Developers St William Homes and L&Q initially planned to deliver 444 affordable units at their 1,714-home Clarendon development in Haringey – but increased the number to 589 after securing a grant from the Greater London Authority. Currently under construction, Clarendon is located on a five-hectare brownfield site, home to three redundant gasometers, and when completed would also provide a hectare of public open space and 9,300 square metres of commercial space. The judges cited the scheme as an example of how to make "best use of brownfield land" and highlighted "a well thought-through masterplan and housing designs".

**HIGHLY COMMENDED:** Pledge 5000, submitted by London Borough of Hounslow

**Award for use of digital  
technology in planning**

**WINNER:** Hounslow Assessment Database & Hounslow Intensification Tool, submitted by London Borough of Hounslow Planning and Development Team

Hounslow Council needs to identify land for 17,820 homes over the next ten years. To help achieve this goal, the authority co-developed two digital tools to find sites and assess their potential. The Hounslow Assessment Database allows planners to assess all land parcels within the borough for suitability while the Hounslow Intensification Tool helps officers optimise site plans. The judges described these tools as "cutting edge and transformational" and commended Hounslow's use of "technology in a new way to inform spatial strategy".

**HIGHLY COMMENDED:** Using digital technology to revolutionise local planning services, submitted by Arcus Global on behalf of Wiltshire Council

**Award for stakeholder  
engagement in planning**

**WINNER:** The Nicholson Quarter

The Nicholson Shopping Centre redevelopment in Maidenhead was granted planning permission in March 2021 and will see a 1960s shopping centre make way for 660 homes, 60 shops and restaurants, and workspace for 2,000 people. Stakeholder engagement included a community planning weekend and workshops with groups including the Disability and Inclusion Forum. Feedback from a partially-sighted young girl led a member of the development team to take a blindfolded walkabout of the site, leading to design changes. The judges admired this "innovative approach to engagement" and "genuine attempts to understand the needs of all the community".

**HIGHLY COMMENDED:** The Fred Winter Centre, submitted by Pegasus Group  
**HIGHLY COMMENDED:** Aberfeldy New Masterplan, submitted by Aberfeldy LLP with EcoWorld London and Poplar HARCA

**Planning permission of the year**

**WINNER:** Love Wolverton

Milton Keynes Council granted full planning permission for the Love Wolverton project in December 2021, paving the way for redevelopment of the Agora shopping centre. The consented scheme includes plans for five new streets, 115 low-energy homes, eight shops, 105 square metres of community space, a pocket park, a renewable energy microgrid, and a mobility hub including an electric vehicle car club and bike hire

facilities. The judges said the project will "heal a longstanding scar in the urban fabric".

**Local authority planning team of  
the year, supported by the  
Planning Officers Society**

**WINNER:** London Borough of Barnet Planning Enforcement Team

The London Borough of Barnet takes more planning enforcement action than any other English local authority – government figures show the council issued 163 enforcement notices in the year to September 2021. On top of this, the council says it remains committed to making positive changes within the service. Most recently, these efforts have focused on equalities, working to ensure equal access to planning services among the borough's various communities and to examine the team's internal culture through "listening and learning" sessions and reverse-mentoring. The judges said it is "fantastic to see a dynamic and positive approach to what can be an under-appreciated area of planning".

**Planning law firm of the year,  
sponsored by RPS**

**WINNER:** Shoosmiths

The need for schemes to achieve nitrate neutrality is one of the biggest challenges affecting housing delivery in the south of England. Shoosmiths' planning team has been closely involved in helping clients and councils address the issue, acting on two of the first privately-run nitrate neutrality schemes in the UK, at Meon Springs and at Roke Manor Farm. Shoosmiths' work involved setting up a legal framework for these schemes from scratch. Both are now operating and selling nitrate credit to developers. The judges said Shoosmiths has "set a framework for informing the industry, educating and taking a leadership role on what is a very complex issue".

**Planning consultancy of the year**

**WINNER:** HTA Design

HTA has secured planning permission for more than 10,000 homes over the last 14 years. The firm's projects range from the technically challenging to the socially challenging – such as the largest co-living modular tall buildings in south London and work to secure the support of local residents for the planned regeneration of Joyce Avenue and Snells Park Estate, which is set to be the largest council-led regeneration scheme in the capital. Other areas of expertise include the preparation of design codes and sustainable infill development. The judges praised HTA's way of bringing "fresh thinking to important issues" while working on "good quality design projects". ■

## Plan to rebuild care home resurrected by new owner

PLANS to redevelop a former care home in Whitchurch have been resurrected. Urban Village Group, a developer which owns Eastfield House, has applied for permission to vary the consent granted on appeal in 2013 for the partial demolition of the building and the construction of a large extension to increase the number of bedrooms from 27 to 45. The new variations include changes to the internal layout, two more bedrooms, more dormers, a large brick-built "summer house" and a new plant room on the eastern boundary. The entrance would also be moved to the side of the building. The £12 million scheme also includes landscaped gardens, a café/bistro and activity lounges. If it is approved by South Oxfordshire District Council, the planning authority, the developer says work would begin later this year and would be completed in 14 months. The new home in Eastfield Lane would be let to the Bracebridge Care Group for a minimum term of 25 years. David Choules, project director, said: "At the moment we are in the detailed design stage, working closely with our preferred contractor. We should be welcoming guests early 2024." Whitchurch Parish Council opposes the plans, as it did to the previous proposals to redevelop the Victorian building when it was owned by Majesticare. Chairman Jim Donahue said: "We are generally supportive of a new company developing Eastfield House to put the building to good use and ensure it does not continue to deteriorate. "But our view is that the extent of change in this proposed planning modification is excessive and warrants a formal planning application and not the Section 73 variation of conditions method they are trying to get these changes approved under. "The proposed changes are unclear in a number of areas and appear to negatively impact neighbouring homes with overlooking and plant room noise. "We continue to be concerned about the size of the development as we don't believe there is sufficient parking available on site for visitors and staff to support 45 residents. This could exacerbate existing traffic issues in the village." Neighbours have also opposed the proposals. Tom and Emer Hoskin say: "The site is too small to provide adequate parking and the community cannot support additional traffic and parking. The preceding application made allowance for only 13 cars. The current application site drawing contains no detail at all. As a community, we are concerned about the ability of Whitchurch to absorb the traffic associated with a small hospital. Whitchurch is already congested and has no parking capacity." Neil Huntington claims the plans contain incorrect information and lack important detail. He says: "The trees on the boundary between my house and Eastfield House are still being shown incorrectly to be located within their site boundary on the applicant's site plan. This also applies to an important lime tree located within the garden of 14 Swanston Field to the north. "Corrections have been requested on numerous occasions and it now needs to be amended as it does not show the correct relationship between the proposals and the surrounding properties. "The proposed site plan also does not show the new plant room." Majesticare, which previously owned the building, finally obtained permission to demolish modern extensions and expand the original building in 2013. The company first sought permission to extend the building in 2011, then made several attempts to obtain permission for the larger scheme but these were rejected by both the district council and planning inspectors on appeal. When Majesticare put the building up for sale last year, the district council confirmed that the 2013 permission remained valid because the company had started the initial groundworks, although it didn't finish the project. In 2018, when Majesticare was seeking consent for a more extensive refurbishment with 48 beds and additional facilities, its consultants said the previous plan was effectively not worth pursuing as it would be more viable to demolish and rebuild the home. Nick Sellman, chief executive of Urban Village Group, of Sutton Coldfield, said: "Whitchurch provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal." He added: "We are on a mission to improve senior living provision in this country and our development will be a high-quality facility. "There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services. "Urban Village is determined to help meet this demand." Public consultation will run until July 1. To see the application, visit <https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/S1689/FUL>



Unknown [sourcelink]<http://www.henleystandard.co.uk/news/whitchurch/172975/plan-to-rebuild-care-home-resurrected-by-new-owner.html> [/sourcelink]



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# Plan to rebuild care home resurrected by new owner

By **STUART PRESTIDGE**

[sprestidge@henleystandard.co.uk](mailto:sprestidge@henleystandard.co.uk)

PLANS to redevelop a former care home in Whitechurch have been resurrected.

Urban Village Group, a developer which owns Eastment House, has applied for permission to vary the consent granted on appeal in 2013 for the partial demolition of the building and the construction of a large extension to increase the number of bedrooms from 27 to 45.

The new variations include changes to the internal layout, two more bedrooms, more dormers, a large brick-built "summer house" and a new plant room on the eastern boundary.

The entrance would also be moved to the side of the building.

The £12 million scheme also includes landscaped gardens, a café/bistro and activity lounges.

If it is approved by South Oxfordshire District Council, the planning authority, the developer says work would begin later this year and would be completed in 14 months.

The new home in Eastfield Lane would be let to the Bracebridge Care Group for a minimum term of 25 years.

David Choules, project director, said: "At the moment we are in the detailed design stage, working closely with our preferred contractor. We should be welcoming guests early 2024."

Whitechurch Parish Council opposes the plans, as it did to the previous proposals to redevelop the Victorian building when it was owned by Majesticare.

Chairman Jim Donahue said: "We are generally supportive of a

new company developing Eastfield House to put the building to good use and ensure it does not continue to deteriorate.

"But our view is that the extent of change in this proposed planning modification is excessive and warrants a formal planning application and not the Section 73 variation of conditions method they are trying to get these changes approved under.

"The proposed changes are unclear in a number of areas and appear to negatively impact neighbouring homes with overlooking and plant room noise.

"We continue to be concerned about the size of the development as we don't believe there is sufficient parking available on site for visitors and staff to support 45 residents. This could exacerbate existing traffic issues in the village."

Neighbours have also opposed the proposals. Tom and Emer Hoskin say: "The site is too small to provide adequate parking and the community cannot support additional traffic and parking. The preceding application made allow-

ance for only 13 cars. The current application site drawing contains no detail at all. As a community, we are concerned about the ability of Whitechurch to absorb the traffic associated with a small hospital. Whitechurch is already congested and has no parking capacity."

Neil Huntington claims the plans contain incorrect information and lack important detail.

He says: "The trees on the boundary between my house and Eastfield House are still being shown incorrectly to be located within their site boundary on the applicant's site plan. This also applies to an important lime tree located within the garden of 14 Swatston Field to the north.

"Corrections have been requested on numerous occasions and it now needs to be amended as it does not show the correct relationship between the proposals and the surrounding properties.

"The proposed site plan also does not show the new plant room."

Majesticare, which previously owned the building, finally obtained permission to demolish modern

extensions and expand the original building in 2013.

The company first sought permission to extend the building in 2011, then made several attempts to obtain permission for the larger scheme but these were rejected by both the district council and planning inspectors on appeal.

When Majesticare put the building up for sale last year, the district council confirmed that the 2013 permission remained valid because the company had started the initial groundworks, although it didn't finish the project.

In 2018, when Majesticare was seeking consent for a more extensive refurbishment with 48 beds and additional facilities, its consultants said the previous plan was effectively not worth pursuing as it would be more viable to demolish and rebuild the home.

Nick Sellman, chief executive of Urban Village Group, of Sutton Coldfield, said: "Whitechurch provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal."

He added: "We are on a mission to improve senior living provision in this country and our development will be a high-quality facility.

"There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services.

"Urban Village is determined to help meet this demand."

Public consultation will run until July 1. To see the application, visit <https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P22S1689/FUL>.



Empty: Eastfield House has not been used since the care home shut in 2013



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**Vision:** an artist's impression of how the new care home would look if the planning application by new owner Urban Village Group is successful



## ?Urban Village reveals #69m office to resi plans

Sutton Coldfield-based developer plans to convert a Buckinghamshire office block into 237 flats Milton Keynes office block Urban Village plans to convert to 237 flats Urban Village has unveiled plans to turn a Buckinghamshire office block into a build-to-rent development containing 237 apartments. The Sutton-Coldfield-based development company will create the £69m private rented Westminster House scheme from the former office block in Avebury Boulevard, Milton Keynes. Urban Village Group chief executive officer Nick Sellman said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region." Developments director Graham Haydon-White said: "We are looking forward to creating an exciting new development of high quality homes right in the very heart of Milton Keynes' city centre. We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." The 237 flats will be across six floors and the development will also include a gym, cinema and communal entertainment facilities. The proposals have been submitted to Milton Keynes Council and if planning permission is secured it is hoped construction will start early next year. In April this year, Urban Village Group was awarded planning permission to build a multi-million pound canalside care scheme in Lancashire. Emily Twinch [sourcelink]<https://www.housingtoday.co.uk/news/urban-village-reveals-69m-office-to-resi-plans/5117973.article> [/sourcelink]



## Plans lodged for #7.5m job-creating scheme

16 Jun 22 A planning application has been submitted to develop a £7.5m manufacturing and distribution facility on an established industrial park in Buckingham. Midlands-based developer the Deeley Group has put forward the application to Aylesbury Vale District Council to build the new 40,000 sq ft unit at Buckingham Industrial Estate, which is forecasted to create 50 new jobs. If the application is successful, the developer is expecting to be on-site by winter 2022, with completion of the new industrial unit targeted for autumn 2023. The land will be acquired, subject to successfully gaining planning consent, from the Human Capability Foundation – a grant-making foundation based in Buckingham which is supported by Natco Foods Ltd. The site has a historic planning consent for use as a cash and carry linked to the adjacent factory. Deeley Group is currently seeking a tenant or occupier for the manufacturing and distribution facility. Andrew Brazier, development consultant at the Deeley Group, said: "This scheme will create a vital new employment opportunity for the manufacturing and logistics industry in Buckinghamshire." "There is a growing need in the region for industrial units of this type. The development is perfectly positioned on an established, thriving industrial park which benefits from excellent transport links to the A421 and nearby motorways." Ziran Land is a joint venture partner on the development with the Deeley Group. Chris White, chartered surveyor and managing director of White Commercial, introduced the opportunity to Ziran Land and Deeley Group and is the developer's retained agent on the scheme. He said: "We are already receiving a good level of interest for the building. The availability of the unit 'for sale' is also attracting many companies unable to locate buildings they can own and occupy." Follett & Co is acting on behalf of land owner, the Human Capability Foundation, in the deal and is joint agent for the scheme.

16 Jun 22 Plans to convert an office block in Milton Keynes into a build-to-rent development of 237 apartments have been unveiled by Urban Village Group.

16 Jun 22 The Thames Enterprise Park development, which looks to revive the former Coryton oil refinery site and create more than 5,000 jobs, has been given the green light from Thurrock Council.

16 Jun 22 Plans for the development of more than 300 homes in Worcestershire have been recommended for approval ahead of a planning committee meeting next week. Unknown [sourcelink][https://www.ukconstructionmedia.co.uk/market\\_leads/plans-lodged-for-7-5m-job-creating-scheme/](https://www.ukconstructionmedia.co.uk/market_leads/plans-lodged-for-7-5m-job-creating-scheme/) [/sourcelink]



## Urban Village Group unveils #69m apartment scheme

16 Jun 22 Plans to convert an office block in Milton Keynes into a build-to-rent development of 237 apartments have been unveiled by Urban Village Group. The £69m Westminster House project involves the conversion of the former AGF House, at Avebury Boulevard. The new development will comprise 237 apartments across six floors, providing a range of high specification residential units featuring a residents' gym, cinema, communal entertainment facility and residents' work spaces. The scheme also includes the provision of residents' secure parking and CCTV security. Proposals have been submitted to Milton Keynes Council for the development. Construction could start early next year subject to achieving planning consent. Urban Village Group chief executive Nick Sellman said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region." Developments director Graham Haydon-White added: "We are looking forward to creating an exciting new development of high quality homes right in the very heart of Milton Keynes' city centre. We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." 16 Jun 22 A planning application has been submitted to develop a £7.5m manufacturing and distribution facility on an established industrial park in Buckingham. 16 Jun 22 The Thames Enterprise Park development, which looks to revive the former Coryton oil refinery site and create more than 5,000 jobs, has been given the green light from Thurrock Council. 16 Jun 22 Plans for the development of more than 300 homes in Worcestershire have been recommended for approval ahead of a planning committee meeting next week. Unknown  
[sourcelink][https://www.ukconstructionmedia.co.uk/market\\_leads/urban-village-group-unveils-69m-apartment-scheme/](https://www.ukconstructionmedia.co.uk/market_leads/urban-village-group-unveils-69m-apartment-scheme/) [/sourcelink]



## Urban Village Group unveils #69m apartment scheme

Plans to convert an office block in Milton Keynes into a build-to-rent development of 237 apartments have been unveiled by Urban Village Group. The £69m Westminster House project involves the conversion of the former AGF House, at Avebury Boulevard. The new development will comprise 237 apartments across six floors, providing a range of high specification residential units featuring a residents' gym, cinema, communal entertainment facility and residents' work spaces. The scheme also includes the provision of residents secure parking and CCTV security. Proposals have been submitted to Milton Keynes Council for the development. Construction could start early next year subject to achieving planning consent. Urban Village Group chief executive Nick Sellman said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region." Developments director Graham Haydon-White added: "We are looking forward to creating an exciting new development of high quality homes right in the very heart of Milton Keynes' city centre. "We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." Unknown [sourcelink]<https://www.insidermedia.com/news/central-and-east/urban-village-group-unveils-69m-apartment-scheme> [/sourcelink]



## #69m Milton Keynes build-to-rent development announced by Urban Village Group

An office block in Milton Keynes is due to undergo a drastic renovation, being turned into a large residential apartment block. The old AGF House on Avebury Boulevard is set to be converted into 237 high-end apartments over six floors. Behind the project are the Midlands-based real estate developers Urban Village Group. Proposals for the build to rent development – to be renamed Westminster House - have just been submitted. They include a range of high-spec residential units with all sorts of recreational features such as a 'communal entertainment facility', cinema, gym and workspace area. There will also be provision for secure parking. Urban Village Group's CEO Nick Sellman had this to say about the project: "There's a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region. Currently, there are 4.5 million households in England now renting, representing 20% of the market, which has increased from 10% in 2001." "In the next 15 to 20 years, more people are expected to rent rather than own their own homes. As the national housing shortage continues, with an average 200,000 homes built each year against a Government target of 300,000, there is significant scope for major growth in the build to rent sector." "We're looking forward to creating an exciting new development of high-quality homes right in the very heart of Milton Keynes' city centre," UVG's Developments Director Graham Haydon-White adds. "We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." Building could begin early next year once all planning permissions and consents have been approved and signed off. [Unknown \[sourcelink\]https://businessmag.co.uk/companies/69m-milton-keynes-build-to-rent-development-announced-by-urban-village-group/ \[sourcelink\]](https://businessmag.co.uk/companies/69m-milton-keynes-build-to-rent-development-announced-by-urban-village-group/)



## Urban Village Group reveals plans for #69m BTR scheme

Urban Village Group has unveiled plans to convert a former office block into a 237-unit BTR development worth £69m in Milton Keynes, Buckinghamshire. The Westminster House scheme will see the conversion of the former AGF House into 237 apartments over six floors, together with amenities, including a gym, cinema, communal entertainment facilities and work spaces. The scheme will also provide secure parking for residents and CCTV security. Westminster House will be located close to Milton Keynes Central overground train station, offering direct transport to London Euston. Proposals have been submitted to Milton Keynes Council for the development — once approved, construction is expected to start early next year. Poll As a developer, are you looking to enter into fixed-price contracts with your contractors, in light of rising building material costs? Yes No Vote Results Nick Sellman, CEO at Urban Village Group, said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help address the growing requirement in the Milton Keynes region. "As the national housing shortage continues, there is significant scope for major growth in the BTR sector." Graham Haydon-White, development director at Urban Village Group, added: "We are looking forward to creating an exciting new development of high-quality homes right in the very heart of Milton Keynes' city centre. "We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." Unknown

[sourcelink][https://developmentfinancetoday.co.uk/article-desc-9121\\_Urban Village Group reveals plans for £69m BTR scheme](https://developmentfinancetoday.co.uk/article-desc-9121_Urban_Village_Group_reveals_plans_for_£69m_BTR_scheme)  
[/sourcelink]



## Westminster House BTR development confirmed

Urban Village Group confirms plans to convert a Buckinghamshire office block into a Build to Rent development. Westminster House Build to Rent development. The Urban Village Group has submitted planning for the new scheme which is located in the heart of Milton Keynes. Major plans to convert a Buckinghamshire office block into a Build to Rent development has been confirmed by the Urban Village Group – a real estate developer, investor and asset management group. The £69m Westminster House Build to Rent development will see the conversion of the former AGF House at Avebury Boulevard, in Milton Keynes' city centre. Proposals have been submitted to Milton Keynes Council and construction could start in early 2022 subject to achieving planning consent. Westminster House will deliver 237 Build to Rent apartments over six floors. Amenities include a residents' gym, cinema, communal entertainment facility and work spaces. The scheme also includes the provision of residents secure parking and CCTV security. "We are looking forward to creating an exciting new development of high quality homes right in the very heart of Milton Keynes' city centre. We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." Graham Haydon-White, Developments Director, Urban Village Group The development is located in the heart of Milton Keynes, close to the Central Shopping Centre with its retail, leisure and restaurants a short walk away. Milton Keynes Central overground train station is an eight minute walk, and provides direct services to London Euston within 33 minutes. "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region. "Currently, there are 4.5 million households in England now renting, representing 20% of the market, which has increased from 10% in 2001. In the next 15 to 20 years, more people are expected to rent rather than own their own homes. As the national housing shortage continues, with an average 200,000 homes built each year against a Government target of 300,000, there is significant scope for major growth in the Build to Rent sector." Nick Sellman, Chief Executive Officer, Urban Village Group Bea Patel [sourcelink]<https://btrnews.co.uk/westminster-house-btr-development-confirmed/> [/sourcelink]



## Urban Village Group unveils #69m Milton Keynes build to rent development

The £69m Milton Keynes build to rent scheme will see a Buckinghamshire office block converted into 237 high-quality apartments, by Urban Village Group. Proposals have been submitted for a new Milton Keynes build to rent development – Westminster House. The plans will see the conversion of the former AGF House at Avebury Boulevard into 237 apartments over six floors. Proposals include a range of high-specification residential units and recreational features such as a resident's workplace and gym, communal entertainment facility and cinema. As well as provision for secure resident's parking and CCTV. Construction could begin early next year once planning consent is achieved. High-quality apartments will address growing need for homes in Milton Keynes city centre. Located in the centre of Milton Keynes, Westminster House is within walking distance of the Central Shopping Centre and is only eight minutes walk from Milton Keynes Central overground train station. "Significant scope for major growth in the build to rent sector" Urban Village Group chief executive officer Nick Sellman said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region. "Currently, there are 4.5 million households in England now renting, representing 20% of the market, which has increased from 10% in 2001. In the next 15 to 20 years, more people are expected to rent rather than own their own homes. "As the national housing shortage continues, with an average 200,000 homes built each year against a Government target of 300,000, there is significant scope for major growth in the build to rent sector." Revitalization of Milton Keynes' city centre through new development of high-quality homes. Developments director Graham Haydon-White said: "We are looking forward to creating an exciting new development of high-quality homes right in the very heart of Milton Keynes' city centre. "We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." Unknown [sourcelink]<https://www.pbctoday.co.uk/news/planning-construction-news/urban-village-group-milton-keynes-build-to-rent-development/111775/> [/sourcelink]



## Urban Village Group plans #69m BTR conversion

Urban Village Group has submitted plans for a new build-to-rent scheme in Milton Keynes. The £69m scheme will deliver 237 flats at the former office block, AGF House on Avebury Boulevard, close to Milton Keynes town centre and train station. Renamed Westminster House, it will span six floors and have a residents' gym, cinema, communal entertainment facility, and residents' workspaces. Urban Village Group chief executive officer Nick Sellman said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help address the growing requirement in the Milton Keynes region. "Currently, there are 4.5m households in England now renting, representing 20% of the market, which has increased from 10% in 2001. In the next 15 to 20 years, more people are expected to rent rather than own their own home. "As the national housing shortage continues, with an average 200,000 homes built each year against a government target of 300,000, there is significant scope for major growth in the BTR sector." To send feedback, e-mail [akanksha.soni@eg.co.uk](mailto:akanksha.soni@eg.co.uk) or tweet [@EGPropertyNews](https://twitter.com/EGPropertyNews) Photo: Urban Village Group For more planning applications in Milton Keynes, go to [Radius](#) and [gt](#); and [gt](#);



## Urban Village Group unveils #69m build-to-rent development plans

Plans to convert a Buckinghamshire office block into a build-to-rent development of 237 apartments have been revealed today by Urban Village Group. Urban Village Group's plans for Westminster House in Milton Keynes Westminster House is a £69m private rented sector (PRS) development, which will see the conversion of the former AGF House in the centre of Milton Keynes. The new development will comprise spread the apartments over six floors, and offer a residents' gym, cinema, communal entertainment facility and residents' work spaces. Proposals have been submitted to Milton Keynes Council for the development, and construction is scheduled to start early next year subject to achieving planning consent. Nick Sellman, chief executive of Urban Village Group, said: "There is a strong and growing demand for homes in the private rented sector and our Westminster House development will help to address the growing requirement in the Milton Keynes region." Developments director Graham Haydon-White said: "We will be transforming an empty and unloved office building into a place people will really enjoy coming home to, with all the shopping and leisure facilities right on their doorstep." David Parsley [sourcelink]<https://www.propertyweek.com/urban-village-group-unveils-69m-build-to-rent-development-plans/5120810.article> [/sourcelink]



**Source:** The Carer Weekly  
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## £12m Care Home Plans Unveiled by Urban Village Group

Urban Village Group has today revealed plans to develop a new £12 million care home in a Berkshire village.

Eastfield House – a purpose-built 45-bed facility at Whitchurch-on-Thames, near Reading – is the latest care home development to be unveiled by the leading property investment and development company.

The Birmingham-based company is expanding its Urban Village Healthcare division across the country and has many senior living developments in the pipeline.

Proposals have been submitted to South Oxfordshire District Council for the development which will include nature walkways, a sensory garden, and a pavilion to allow residents to enjoy the leafy surroundings.

Urban Village Group's scheme includes parking spaces, landscaped gardens, a cafe/bistro, and activity lounges.

Construction is projected to start later this year. The completed facility will be let to Bracebridge Care Group for a minimum term of 25 years.



In the last 12 months alone Urban Village Group has unveiled plans to develop care homes in towns and cities across the UK, including Birmingham, Blackburn, Hastings, Sheffield, Telford and Wigan.

Urban Village Group chief executive officer Nick Sellman said: "Whitchurch-on-Thames provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal. Eastfield House will be a highly attractive care scheme which will prove extremely popular with our residents."

He added: "We are on a mission to improve senior living provision in this country and our development will be a high quality facility for families in the region."

"There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services. Urban Village Healthcare is determined to help meet this demand."



## Urban Village Group unveils #12m Berkshire plans

9 Jun 22 Urban Village Group has revealed plans to develop a £12m care home in a Berkshire village. Eastfield House – a purpose-built 45-bed facility at Whitchurch-on-Thames, near Reading – is the latest development to be unveiled by the property investment and development company. It is expanding its Urban Village Healthcare division across the country and has many senior living developments in the pipeline. Proposals have been submitted to South Oxfordshire District Council for the latest venture, which would include nature walkways, a sensory garden and a pavilion. Also lined up are parking spaces, landscaped gardens, a café/bistro and activity lounges. Construction is projected to start later this year, with the facility set to be let to Bracebridge Care Group for a minimum term of 25 years. Urban Village Group chief executive Nick Sellman said: "Whitchurch-on-Thames provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal." Eastfield House will be a highly attractive care scheme which will prove extremely popular with our residents." 9 Jun 22 Work is starting on a housing development in a Leicestershire village following the purchase of land by William Davis Homes. 9 Jun 22 The government are set to invest more than £4 million to introduce a variety of measures to save energy at the Hospital of St Cross in Rugby. 9 Jun 22 A £2.4m grant contribution for a major rebuilding programme at a school has been approved by Warrington Borough Council's Cabinet. Unknown

[sourcelink][https://www.ukconstructionmedia.co.uk/market\\_leads/urban-village-group-unveils-12m-berkshire-plans/](https://www.ukconstructionmedia.co.uk/market_leads/urban-village-group-unveils-12m-berkshire-plans/) [/sourcelink]



## Urban Village Group unveils #12m Berkshire plans

Urban Village Group has revealed plans to develop a £12m care home in a Berkshire village. Eastfield House – a purpose-built 45-bed facility at Whitchurch-on-Thames, near Reading – is the latest development to be unveiled by the property investment and development company. It is expanding its Urban Village Healthcare division across the country and has many senior living developments in the pipeline. Proposals have been submitted to South Oxfordshire District Council for the latest venture, which would include nature walkways, a sensory garden and a pavilion. Also lined up are parking spaces, landscaped gardens, a café/bistro and activity lounges. Construction is projected to start later this year, with the facility set to be let to Bracebridge Care Group for a minimum term of 25 years. Urban Village Group chief executive Nick Sellman said: "Whitchurch-on-Thames provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal. "Eastfield House will be a highly attractive care scheme which will prove extremely popular with our residents." Eastfield House Will [sourcelink]<https://www.insidermedia.com/news/south-east/urban-village-group-unveils-12m-berkshire-plans> [/sourcelink]



## Urban Village Group plans to develop #12m care home

Urban Village Group plans to develop a £12m care home in a village near Reading, Berkshire. Eastfield House, a purpose-built 45-bed facility at Whitchurch-on-Thames, is the latest care home project from the property investment and development company. Construction is due to start later this year and once completed it will be let to Bracebridge Care Group for a minimum of 25 years. Proposals have been submitted to South Oxfordshire District Council for the development, which will include nature walkways, a sensory garden, pavilion, parking, a café/bistro, and activity lounges. 'We are on a mission to improve senior living provision in this country and our development will be a high-quality facility for families in the region,' said Urban Village Group chief executive officer Nick Sellman. 'There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services. Urban Village Healthcare is determined to help meet this demand.' The Birmingham-based company is expanding its healthcare division across the country and has other senior living developments in the pipeline. In the last 12 months it has published plans to develop schemes across the UK, including in Birmingham, Blackburn, Hastings, Sheffield, Telford and Wigan. Deven Pamben

[sourcelink]<https://www.laingbuissonnews.com/care-markets-content/property-care-markets/urban-village-group-plans-to-develop-12m-care-home/> [/sourcelink]



## Urban Village Group unveils plans for #12m care home in Oxfordshire

Urban Village Group has revealed plans to develop a new £12m GDV care home in Whitchurch-on-Thames, Oxfordshire. The Eastfield House scheme will provide 45 beds, as well as parking spaces, landscaped gardens, a café/bistro and activity lounges. It will also include nature walkways, a sensory garden, and a pavilion. Proposals have been submitted to South Oxfordshire District Council for the development — if the scheme is approved, construction is projected to start later this year. Once completed, the care home will be let to Bracebridge Care Group for a minimum term of 25 years. Poll As a developer, are you looking to enter into fixed-price contracts with your contractors, in light of rising building material costs? Yes No Vote Results Nick Sellman, CEO at Urban Village Group, said: "Whitchurch-on-Thames provides a beautiful setting for our latest care home development. "We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal. "Eastfield House will be a highly attractive care scheme which will prove extremely popular with our residents. "We are on a mission to improve senior living provision in this country and our development will be a high-quality facility for families in the region." Unknown [sourcelink][https://www.developmentfinancetoday.co.uk/article-desc-9114\\_Urban Village Group unveils plans for £12m care home in Oxfordshire](https://www.developmentfinancetoday.co.uk/article-desc-9114_Urban_Village_Group_unveils_plans_for_£12m_care_home_in_Oxfordshire) [/sourcelink]



## #12m care home plans unveiled by Urban Village Group

Urban Village Group has today revealed plans to develop a new £12 million care home in a Berkshire village. Eastfield House – a purpose-built 45-bed facility at Whitchurch-on-Thames, near Reading – is the latest care home development to be unveiled by the leading property investment and development company. The Birmingham-based company is expanding its Urban Village Healthcare division across the country and has many senior living developments in the pipeline. Proposals have been submitted to South Oxfordshire District Council for the development which will include nature walkways, a sensory garden, and a pavilion to allow residents to enjoy the leafy surroundings. Urban Village Group's scheme includes parking spaces, landscaped gardens, a café/bistro, and activity lounges. Construction is projected to start later this year. The completed facility will be let to Bracebridge Care Group for a minimum term of 25 years. In the last 12 months alone Urban Village Group has unveiled plans to develop care homes in towns and cities across the UK, including Birmingham, Blackburn, Hastings, Sheffield, Telford and Wigan. Urban Village Group chief executive officer Nick Sellman said: "Whitchurch-on-Thames provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal. Eastfield House will be a highly attractive care scheme which will prove extremely popular with our residents." He added: "We are on a mission to improve senior living provision in this country and our development will be a high quality facility for families in the region. "There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services. Urban Village Healthcare is determined to help meet this demand." Unknown [sourcelink]<https://www.commercialnewsmedia.com/archives/122121> [/sourcelink]



## Berkshire care home plans unveiled by Urban Village Group

Urban Village Group has revealed plans to develop a £12m care home in a Berkshire village. Proposals have been submitted to South Oxfordshire District Council for Eastfield House, a purpose-built, 45-bed home at Whitchurch-on-Thames, near Reading. The scheme would include nature walkways, a café/bistro, activity lounges, parking spaces and landscaped areas including a sensory garden and pavilion. Construction is projected to start later this year and the completed care home would be let to Bracebridge Care Group for a minimum term of 25 years. The scheme is the latest care home development to be unveiled by the Birmingham-based property investor/developer, which is expanding its Urban Village Healthcare division across the UK. Urban Village Group chief executive Nick Sellman said: "Whitchurch-on-Thames provides a beautiful setting for our latest care home development. We are sure that residents will enjoy the nature walkways and sensory garden that form part of our proposal. Eastfield House will be a highly attractive care scheme, which will prove extremely popular with our residents." "We are on a mission to improve senior living provision in this country and our development will be a high-quality facility for families in the region. He added: "There are around 400,000 older people in care homes in the UK. With old age, the level of disability and dependency increases rapidly and impacts significantly on the demand for care services. Urban Village Healthcare is determined to help meet this demand." Laura McGuire [sourcelink]<https://www.propertyweek.com/news/berkshire-care-home-plans-unveiled-by-urban-village-group/5120720.article> [/sourcelink]



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