Revo
Retail. Property. Community.

Revamp
Revitalise
Regenerate

Showcasing inspiring Local Authority regeneration projects.
The Retail and Town Centre Consultancy and Development team at Carter Jonas has a wealth of experience advising local authorities, developers, investors and businesses on the planning, regeneration and transformation of centres and places; from inception through to implementation.

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Carter Jonas

AT THE CENTRE OF REGENERATION

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Carter Jonas

Carter Jonas is delighted to partner with Revo in showcasing some of the key development and regeneration opportunities currently being promoted across the UK.

It is no exaggeration to say that our towns and shopping places are facing “once-in-a-lifetime” challenges and local planning authorities have a key role to play in shaping their future. Those local authorities that are able to proactively plan for and manage change, and attract new investment and development will create highly valued places to live, work, shop and visit. But there is also a danger that other centres will be neglected and “wither on the vine”. This is more likely to occur where local authorities have no coherent vision and commercially tested strategy in place. Even then, a lack of leadership, political support, partnership-working and funding will consign even the best laid plans to history.

Against this background, Carter Jonas is a multi-disciplinary planning and property consultancy advising both the public and private sectors on how to secure new investment and deliver new sustainable development in town centres and places across the UK; from inception through to implementation. Our dedicated Retail and Town Centre Consultancy and Development team comprises experts in planning, development, masterplanning, land assembly and investment. From Hull to Hounslow, Great Yarmouth to Worthing, we are working in partnership with our clients to transform centres and create high quality places that are commercially viable and valued by all.

The projects highlighted here are all visionary and inspiring. They depend on local planning authorities working side-by-side with their development partners to help deliver funding and create high-quality mixed use schemes. We look forward to seeing them all progress over the next few years.

Edward Cooke, Chief Executive, Revo

Dr Steve Norris, Partner, Carter Jonas LLP
Located in the heart of Worthing, The Montague Centre is a primary shopping centre for the town, linking Montague Street to South Street. With a shopper population of 276,000, Worthing is located 35 miles south of Gatwick Airport and has excellent transport links with a speedy rail service direct to London Bridge.

NewRiver’s planned investment seeks to provide six modern units specifically designed to meet the needs of modern restaurant operators.

In addition to providing custom units for the new restaurants, NewRiver will introduce a new elegant branding for the Centre along with enhanced public realm with new paving, seating and landscaping.

This investment represents a real confidence in Worthing as one of the biggest single pieces of inward investment in the town centre in recent years and aims to boost the town as well as provide customers with an array of places to shop and eat from day until evening.
The Birmingham Curzon HS2 Masterplan presents the proposed HS2 railway as a once in a century opportunity to radically enhance the city’s connectivity and accelerate its economic growth potential. The masterplan promotes major regeneration and growth opportunities that can provide 36,000 jobs, 600,000 sqm business space, 4,000 new homes and £1.4bn economic uplift.

Key facts
- Potential to create 36,000 jobs
- 600,000 sqm business space
- 4,000 new homes
- £1.4bn economic uplift

Project Details
- Stage: Masterplanning
- LA involvement: Land Owner / Statuatory Body
- Opportunity: Investment
- Start date: In progress

Richard Cowell . Assistant Director Development . +44 (0)121 303 9880 . richard.cowell@birmingham.gov.uk
Birmingham Smithfield is a 14 ha site at the heart of the city centre with the potential to create an exciting new place for the city. The vision for the site includes the development of cultural and family leisure attractions, vibrant retail markets and a major new public space that is a hub for events and festivals. The plans will see over 300,000 sqm of new floorspace created and 2,000 new homes. It will be a major boost to the regional economy, bringing a further £500m of investment, 3,000 new jobs, millions more visitors and £470m in additional GVA.

Key facts
- 14 ha site in the heart of the city
- Over 300,000 sqm floorspace created
- 2,000 new homes
- Additional £500m investment
- 3,000 new jobs

Richard Cowell . Assistant Director Development . +44 (0)121 303 9880 . richard.cowell@birmingham.gov.uk
The Snow Hill Masterplan aims to maximise the development of Birmingham city centre's Snow Hill District; a major hub for business and professional and financial services. The plan will create 18,000 new jobs, 200,000 sqm of office floorspace and 4,000 residential units.

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### Key facts
- Creation of 200,000 sqm of office floorspace
- 18,000 new jobs
- 4,000 residential units

### Project Details
- **Stage:** Masterplanning
- **LA involvement:** Statutory Body
- **Opportunity:** Investment / Development partner
- **Start date:** In progress

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Birmingham City Council:

**Birmingham Snow Hill District**

The Snow Hill Masterplan aims to maximise the development of Birmingham city centre's Snow Hill District; a major hub for business and professional and financial services. The plan will create 18,000 new jobs, 200,000 sqm of office floorspace and 4,000 residential units.
Chester Northgate Development

Chester Northgate is a 500,000 sq ft retail and leisure-led development of 5.8 ha of the northwest quadrant of Chester city centre. The £300m scheme aims to return the city to being one of the UK’s top 50 retail centres. A planning application was submitted at the end of May 2016 by the council’s development manager, Rivington Land: a decision is due this autumn. If approved, first phases of development will begin mid 2017 with scheme completion in 2021.

Key facts
- 5.6 ha site
- 500,000 sq ft retail and leisure-led development
- £300m scheme

Project Details
- Stage: Planning application made
- LA involvement: Land owner / Developer
- Development manager: Rivington Land
- Letting agent: JLL
- Start date: Mid 2017

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The circa 11 ha High Road West Scheme is one of London’s most exciting regeneration opportunities, offering the potential to deliver at least 1,400 new homes, 8,800 sqm of commercial space and new community facilities within a creative and inspiring framework of placemaking - the key focus being to establish sustainable neighbourhoods with improved health and wellbeing for local communities.

Key facts
- Circa 11 ha
- Potential for 1,400 new homes
- 8,800 sqm commercial space
- Brand new community facilities

Project Details
- Stage: Procurement – ITPD (Outline Solutions)
- LA involvement: Landowner / Statutory housing and planning authority
- Opportunity: Development partner
- Start date: In process

Sarah Lovell . Area Regeneration Manager . +44 (0)208 489 2025 . tottenhamregeneration@haringey.gov.uk
The £600m Northumberland Development Project is a catalytic, multi-stage, mixed-use development led by THFC, which centres on a new stadium on their current site in North Tottenham.

This scheme will deliver a world class leisure destination for London promoting sports, health and well-being, cutting edge education facilities; a 61,000 seat stadium capable of hosting an NFL franchise and up to 50 event days annually. Substantial, high quality public realm; almost 20,000 sqm of commercial space, 585 residential units by 2021; 180 room 4* hotel with 49 serviced apartments; and the new Tottenham Experience containing Club megastore, museum and café.

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Key facts
- £600m development led by THFC
- Multi-stage mixed-use development
- Brand new stadium
- 20,000 sqm of commercial space
- 585 residential units
- 4* 180 room hotel plus 49 serviced apartments

Haringey Council:
Northumberland Development Project

Project Details
- Stage: Planning permission granted / Pre-construction
- LA involvement: Statutory housing and planning authority
- Contractor / Developer: Mace Group
- Start date: In process

1716 Haringey Council: Northumberland Development Project
The Fruit Market, part of the Old Town Conservation area is undergoing significant regeneration. Known for its art galleries, music and performance venues it also attracts an emerging digital and creative sector. Its northern perimeter fronts the A63 Castle Street, which links Hull Port in the east to the M62 in the west.

The Council, partnering with Wykeland Beal are developing the Centre for Digital Innovation which is establishing the Fruit Market as a major digital and innovative business hub along with new housing. This 2017 legacy project offers exciting opportunities for new digital, creative, craft, leisure and independent retail businesses with the aim of creating a distinctive, cultural quarter of the city.

Restoration of existing historical buildings including Humber Street and Humber Dock Street are nearing completion and plans for private housing have been submitted. Hull City Council has invested £4m in to retaining the Fruit Market’s historical buildings. The area is also included in the council’s multi-million pound public realm programme of works.

Investment is required from retail, leisure and food businesses that will complement the Fruit Market’s independent, idiosyncratic character and its role as a hub for arts and culture ahead of Hull’s year as UK City of Culture and a wider £1bn of investment flowing in to the city.

Key facts
- Significant regeneration of the area
- Creation of a Centre for Digital Innovation
- Establishment of a major new digital business hub
- Significant opportunities for new creative businesses
- Plans for private housing submitted
- £4m investment

Project Details
Stage: Renovation started
L.A. involvement: Statutory housing and planning authority
Opportunity: Retail, leisure and food businesses
Contractor / Developer: Wykeland Beal
Start date: In process

Gary Taylor . DestinationHull@hullcc.gov.uk
This scheme represents a £25m Council capital funding investment through the Major Projects budget to transform Hull’s City centre public realm; which will offer visitors new public art installations, high quality paving, lighting and street furniture to create contemporary spaces. As part of this scheme, Hull’s cosmopolitan marina will also be redeveloped into a distinctive commercial and arts-based cultural quarter.

The project started in October 2016 and is expected to be completed by March 2017. Investment is required from retail, food, leisure sectors and developers interested in capitalising on the exciting opportunities now offered by Hull following the city’s biggest ever regeneration project ahead of its year as UK City of Culture as a result of a wider £1bn of investment flowing in to the city.

Project Details

Stage: Project started
LA involvement: Council capital funding through the Major Projects budget
Opportunity: Investment from retail, food and leisure sectors and developers
Contractor / Developer: Eurovia Contracting
Start date: In progress

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Liverpool Shopping Park will see the total redevelopment of an existing out-dated 1980s out-of-centre retail and leisure park occupying 3/4 mile of frontage on Edge Lane, Liverpool’s key eastern entry corridor from the M62.

Totalling 727,000 sq ft of mixed-use commercial leisure development, it comprises 41 retail units and parking for 1,500 cars; designed to attract branded fashion retailers, restaurants and leisure operators it is expected to provide 3,000 plus jobs.

Liverpool Shopping Park will breathe new life into this key gateway into the city, complementing other nearby major regeneration schemes including new housing, film and TV studios at the former Littlewoods Building and the new Royal Liverpool University Hospital.

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Key facts
- 3/4 of a mile of frontage on Edge Lane
- 727,000 sq ft mixed use commercial space
- 41 retail units
- Parking for 1,500 cars
- 3,000 jobs created
The redevelopment and refurbishment of Martlets Shopping Centre by NewRiver, a property investment and asset management company specialising in the retail market, represents a £65m investment proposal.

The scheme includes a 10 screen Cineworld cinema, a 63 bed Travelodge hotel, 142 residential units, a purpose-built modern library, 283 additional car parking spaces and an extra 70,000 sq ft of retail space.

The quality modern design boasts glass fronted retail units at ground level and apartments above. A pedestrianised walkway will continue to link Church Walk and Civic Way but with enlarged retail units on either side.

Working in partnership with Mid Sussex District Council, this mixed-use development will be a significant catalyst for regeneration; providing a dynamic and attractive town centre.

NewRiver are committed through this investment to ensuring the future economic and social wellbeing of Burgess Hill. The development will create over 500 new jobs, kick-start further investment in the area and transform Burgess Hill into an attractive shopping and leisure destination for families and young people.
Another development by NewRiver, the property investment and asset management company which specialises in the retail market. NewRiver has been the long leasehold owners of the Templars Square Shopping Centre since December 2012 and recently added the Barn’s Road car park and Nelson Public House into its ownership.

The 290,000 sq ft centre has an annual footfall of around 5m per year and has been part of local life in Cowley for 50 years.

NewRiver is planning to deliver 220 new apartments, a 75 bed hotel, two new restaurants, as well as refurbishing the car park and entrances. This project represents a £60m investment into the asset.

Project Details
Stage: Pre planning
LA involvement: Oxford City Council are the freeholder and are working in partnership with NewRiver, as the long-leasehold
Start date: TBC

Key facts
- £60m investment
- 220 new apartments
- 75 bed hotel
- 2 new restaurants
- Refurbished car parks and entrances

Charles Spooner . Director . +44 (0)203 328 5817 . cspooner@nrr.co.uk
The £480m Sheffield Retail Quarter will provide one of the UK’s largest regional cities with a major new retail-led development in the heart of the city centre. This mixed-use scheme proposes 900,000 sq ft of accommodation, comprised of new shops, restaurants and bars; centrally located offices; new city centre homes and attractive public spaces.

The scheme is focused on the area around Barker’s Pool, Pinstone Street and Charter Square. Development of this area will unite the established retail areas of the Moor and Fargate and create a true retail circuit in the city centre.

The scheme is estimated to draw back some £300m per annum of available spend into Sheffield city centre that is currently being spent elsewhere. Currently, Sheffield has 32% less mid-market retail than the benchmark average, and 85% less upper mid-market retail. The scheme, combined with Meadowhall, will move Sheffield into one of the top 10 retail centres in the UK.

Sheffield City Council has assembled the land to deliver the scheme and has recently brought on board Queensberry Real Estate as its Strategic Development Partner.
Nuneaton is poised to see significant investment into the town centre, based on new commercial, leisure, retail, education and housing led investment. Bringing over 6 ha of prime development to the market, this scheme presents a prime opportunity for investors to help create vibrant mixed-use schemes within this well-connected town.

Its station provides direct links to London, Cambridge, Coventry and Birmingham. The regeneration will help create a much improved gateway to MIRA, the 2million sq ft Transport Engineering Campus on the A5, close to Nuneaton and its mainline station.

The town will benefit from planned investment in rail and road infrastructure improvements, with new stations between Coventry and Nuneaton & Bedworth, and links south to Kenilworth and Leamington Spa; plus key improvements to the A444 which connects the M6, A5 and onto the M42. The significant investment in infrastructure and resulting economic growth will create opportunities for new housing in the coming years.

**Key facts**
- Over 6 ha of prime development
- Significant investment into rail and road infrastructure, importantly new stations between Coventry and Nuneaton & Bedworth
- Key improvements to the A444 main corridor

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Warwickshire County Council / Nuneaton and Bedworth Borough Council:

**Transforming Nuneaton Town Centre**

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**Project Details**

- **Stage:** Development framework and concept visioning underway
- **LA involvement:** Key development sites in local authority ownership
- **Opportunity:** Occupier
- **Investment needed:** Investment / Development Partner
- **Start date:** TBC
Thank you to our sponsor:

Carter Jonas

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