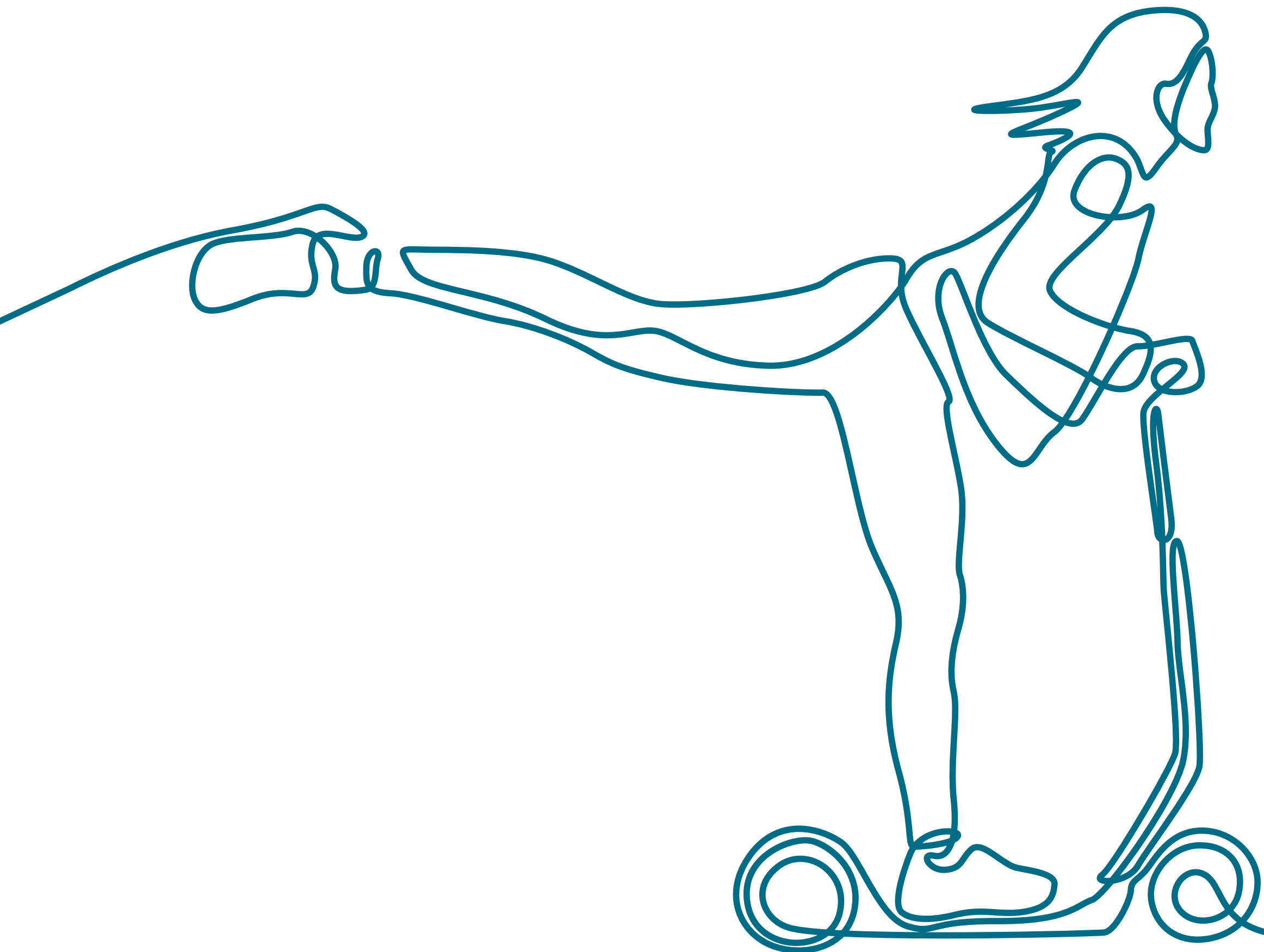




Lands Improvement

About us



We are a strategic land master developer that has held the same long-term view since our formation in 1853.

We care about improving the communities we impact through increasing supply of land for new homes and driving the highest standards in placemaking and design.

Through our thoughtful investment, planning and placemaking we leave a positive, enduring legacy across the UK.



5,000 acres

Strategic land portfolio



100%

Planning permission success rate



£200m

Community investment



12,500 homes

Consented development land

What we do

Planning
Placemaking
Infrastructure
Communities

We acquire large-scale greenfield and brownfield sites (with the capacity for 200-5,000 homes) to deliver consented development land and the associated site infrastructure via a long-term placemaking approach.

How we do this

Healthy Happy Places



Investment capacity

Due to our private finance, our investment capability allows us to purchase freehold sites, deliver site infrastructure and take a long-term view.

Long-term land ownership

We are long-term landowners with a long-term vision. Our planning horizon ranges from two to 30 years with requirements for Type 1, 2 and 3 land.

Planning expertise






We are experts in unlocking development potential through the planning system and are respected in the industry due to our ability to deal with complicated political and environmental issues through our engaged and community-led approach.

Delivering infrastructure

We deliver strategic site infrastructure, de-risking land and increasing values along with creating ready-to-build schemes more attractive to housebuilders and developers to purchase.

Placemaking

At the heart of what we do is our placemaking framework. We establish Healthy, Happy Places for future generations, positively impacting the communities we help to create.

-  Places with dynamic and thriving public spaces
-  Places that are inclusive for all generations and demographics
-  Places that make healthy and sustainable ways of living the natural choice
-  Places that protect, preserve and enhance nature
-  Places with engaged and proud communities

These are our placemaking pillars

Placemaking



Taking a long-term view

We look for the best long-term solutions, whether that's design and physical longevity or long-term management and community prosperity. How something will look or function well into the future is core to our decision-making process, as is understanding the long-term impact of every decision we make today.

Early investment

Early investment in placemaking will maximise our ability to create the places of our aspirations.

This investment can be realised in many forms: from open public spaces to community buildings, local amenities to early sustainable transport options, tree planting to biodiversity creation, on-site and off-site. Even though individual developments on-site or off-site may differ, the principles supporting them will stand firm.

Framework evidence

We take an evidence-based approach when delivering healthy, happy places. This keeps our focus on the right path and ensures we continually learn and develop.

Team, time and resources

We invest in physical infrastructure – and, more importantly, we are committed to investing our time to explore, deliberate, challenge and innovate.

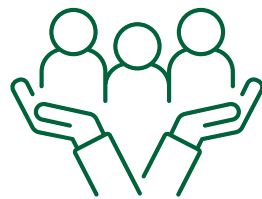


Our 5 pillars are supported by our foundations, describing how we work and the business ethos that makes our vision the reality.

Engagement at the heart of great placemaking

Listening to communities is the foundation of great placemaking

Our engagement approach is:



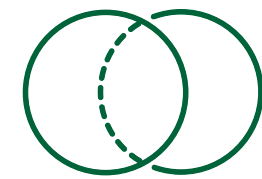
Thorough and inclusive

We take the time to identify and communicate with all stakeholders



Proactive and timely

Early engagement with the community helps to define a 'good place' before any design work is submitted










Transparent

We are open and honest about what is possible

Our engagement with the local community and key stakeholders starts when we acquire a site, and continues through all stages of design, planning, delivery and occupation.

Our approach to consultation is varied and bespoke to each project we are involved in. We strive to be inclusive by listening to a variety of views.

Our consultation process covers a number of approaches:

-  Regular in-person meetings with stakeholders
-  Supporting local community groups and initiatives
-  Holding stakeholder workshops on design, mediated by an independent facilitator
-  Project exhibitions
-  Newsletters to update the community on key activities
-  Ensuring we identify everyone to engage with and how best to interact with all groups
-  Engaging with political representatives elected by the local community

We are present, approachable and keen to listen. Members of our team attend all consultation events to fully understand all stakeholder views through face-to-face discussions with the community.

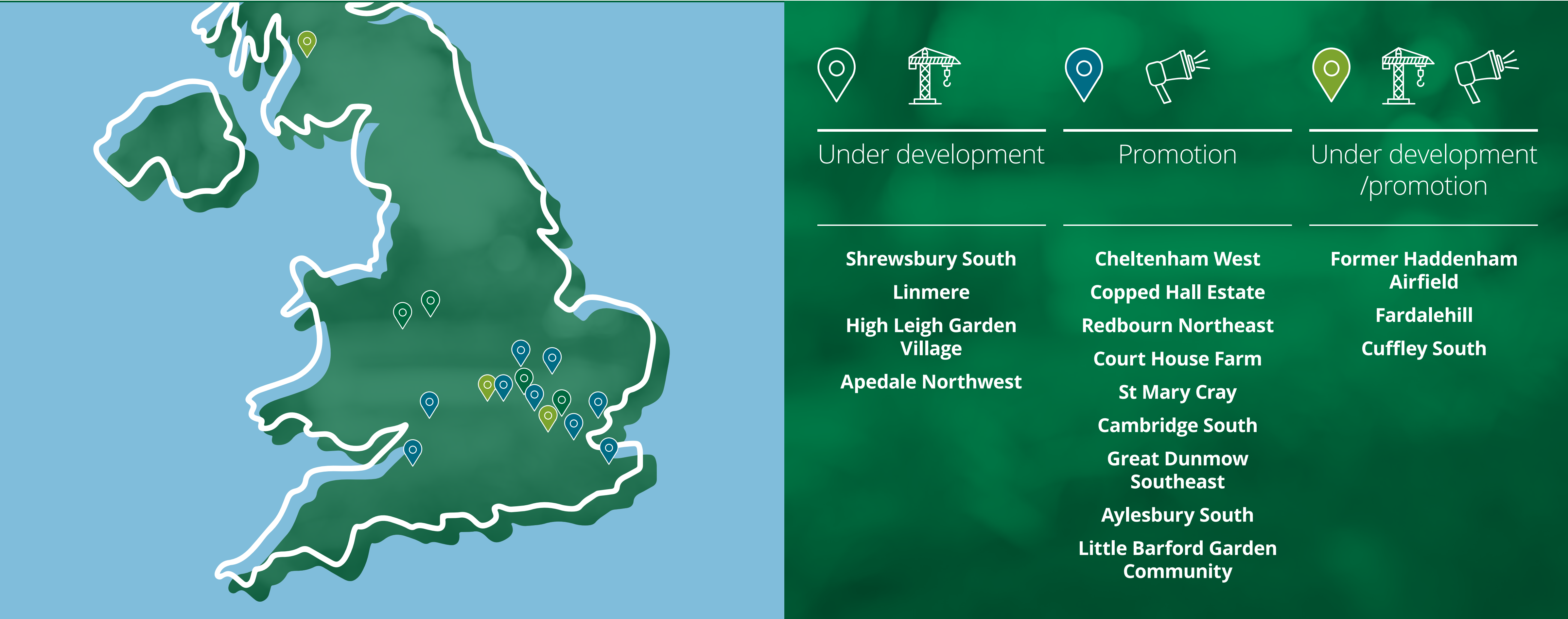
The importance of listening

Listening is fundamental for successful placemaking, and we value the understanding we gain from hearing everyone's point of view.

We make positive use of the information we gain from our engagement to promote:

-  Best practices in urban design
-  Improvements to the environment
-  Happy and healthy communities
-  Economic and social opportunities
-  Long-term, sustainable mixed use developments

Active projects



LINMERE

We are the master developer at Linnere in Houghton Regis, responsible for the end-to-end delivery of the scheme over a 20+ year period.

We do this through living the detail, through ensuring we design a cohesive place where people want to live and will recommend, and through creating a premium product for developers to invest in.

The site is owned in Joint Venture by Lands Improvement, Aviva and the Diocese of St Albans, and governed by a Collaboration and Equalisation Agreement with Lands Improvement appointed project coordinator.

In 2014 we achieved outline planning permission for 5,150 residential units, 2 million sq ft of commercial and employment accommodation, three new schools and 90 acres of open space. The permission was secured prior to adoption of the Local Plan which proposed the allocation of this land and removal from the greenbelt.

We were able to unlock the scheme via instigating the delivery of Junction 11a of the M1, the A5-M1 Link Road, and the Woodside Connection.

We chose to build community assets from the outset, ensuring the first residents benefitted from day one and to kick-start the creation of the community. These assets include The Farmstead – a collection of buildings comprising community halls, a café, retail units and adventure play, as well as Linnere Park, our first open space and the first primary school which is open.



Dwellings
5,150



Size
630 acres



Stage
Under development



Location
Bedfordshire



LINMERE



With the investment in place and the quality of our approach to servicing development land, we have been able to attract strong demand from developers.

To date we have delivered serviced parcels to accommodate 1,500 residential units, with 550 occupied. Lidi acquired over 60-acres of commercial development land and built a 24,500 sq ft store and a 1m sq ft Regional Distribution Centre creating over 1,500 new jobs in the area.



Development preparation and infrastructure undertaken

We are delivering all strategic infrastructure including:

- 🌿 Key spine roads and primary on-site road networks and access junctions
- 🌿 Parklands, play areas, sports facilities, allotments, orchard and community facilities
- 🌿 All utility connections, SUDS solutions and drainage
- 🌿 Earthworks
- 🌿 Farmstead community hub and retail units
- 🌿 s278 off site roads

LINMERE

Placemaking, stewardship and legacy

Placemaking is at the centre of what we do at Linmere, creating a new community and a genuinely great place to live, and ultimately, driving value.

Key elements of this have been:

- 🌱 Delivering community assets first: The Farmstead (community halls, a café, retail units and play area), a new supermarket, Linmere Park with its pump track, playgrounds, running and walking paths, quality planting and landscaping and green, open space.
- 🌱 Focusing on delivering a public realm that works for everyone and not just one that meets planning requirements.
- 🌱 Recognising that physical assets are not enough – we need to activate the spaces and enable people to use them –and employing a Community Activation Officer for this purpose.
- 🌱 Engaging with residents via our Community and Engagement Officer, understanding what they really want at Linmere.

🌱 Designing for people and taking the local authority on the journey to help them understand what this means.

🌱 Ensuring that we think about the long-term both through pragmatic design and stewardship in partnership with The Land Trust.

Sustainability

We have set out to create a place where everything that is needed is within reach via non-car-based means of transport - where residents choose not to take the car because they prefer not to.

We are still on this journey, ensuring we design for walkable and cyclable neighbourhoods, and working with the Council to unlock innovative solutions for car clubs and public transport.

As testament to this we have recently been awarded the highest 'Excellent' award by ModeShift TravelWise – the first development in the UK to achieve this.



HIGH LEIGH GARDEN VILLAGE

High Leigh Garden Village is a development of 558 homes (404 in a Joint Venture with Taylor Wimpey), a care home, local retail and a primary school which together, create a new community on the western edge of Hoddesdon on former greenbelt land.

A freehold purchase with phased development options creating 47 acres of green space, sports pitches, allotments and play and multi-use games areas.

We constructed all enabling infrastructure including a four-lane dumbbell roundabout and access road into the development, offsite reinforcement of foul water drainage and new HV electricity connection, unlocking the land and creating fully serviced development parcels for housebuilders.

Placemaking, stewardship, legacy and sustainability

We worked closely with the Council to ensure that there would be a design and placemaking legacy in place at the completion of the development. Each stage of the project was centred around these joint aspirations.

The green infrastructure is multifunctional and the built form is delivered through detailed stage codes, which allowed for the provision of high-quality walking routes, play spaces, areas for environmental enhancements, sports facilities and creation of a high-quality place.

The site exceeded all the Council’s required sustainability standards. The masterplan delivers 50% landscaped open space and allows for a network of footpath connections facilitating greater public access and good quality pedestrian and cycle linkages.



Dwellings
558



Size
97 acres



Stage
Under development



Location
Hertfordshire

WANTAGE NORTHEAST

We worked with the trustees of two landowning families, both of whom were members of the local community, delivering a quality place that would leave an enduring, positive legacy.

Our objective was to secure a deliverable planning permission for a new neighbourhood that complemented the existing settlement and providing enhanced community facilities and amenities.

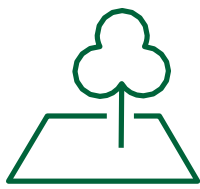
Our approach focused on designing a masterplan to ensure the development would provide a sense of place strongly connected to the existing community of Wantage.

The planning permission consisted of 1,500 homes, a two-form entry primary school, local centre providing retail outlets, community hall, care home, community orchard, 100 acres of recreational and informal open space and a strategic link road.

The sale of the development was structured to retain an ongoing interest in the development through an agreement with the purchaser, St Modwen Developments.



Dwellings
1,500



Size
225 acres



Stage
Completed



Location
Oxfordshire



