

Over **75**
YEARS of QUALITY
SINCE 1946

Bellway

 | 
**STRATEGIC
LAND**



TRUSTED, **QUALITY HOMEBUILDER** WITH 75 YEARS' EXPERIENCE

Bellway Homes has grown from a local family firm founded in 1946 into one of the country's leading publicly-listed national home providers, with 5 star quality builder status and over 3,000 direct employees. Our commitment to delivering high-quality, sustainable homes and communities throughout the country over the last 75 years is a testament to our success.

Experienced - Bellway's track record is a result of our team's commitment to their work, expertise, and experience in the industry. The wealth of knowledge across our business and our ability to maximise the potential of each individual site are key reasons why we continue to deliver success and value for private, public, and corporate landowners across the country.

Trusted - Bellway is proud to be one of the top home providers in the UK, with a reputation for building homes of quality. As a member of the FTSE 250, the company has a strong financial covenant with significant funds available to ensure no expense is spared when promoting land through the planning system. We have an exceptional track record in the delivery of much-needed homes throughout the country and are well-known and regarded by customers, local planning authorities, and landowners.

Collaborative - as one of the UK's largest home builders, we have an important role to play in addressing the growing national housing shortage by building high-quality new homes in locations where they're needed most. By working collaboratively with landowners, key stakeholders, and local planning authorities, we're helping to deliver the government's agenda to build more homes in sustainable locations throughout the country.

Many local planning authorities need to ensure that the sites they allocate for homes are delivered as soon as possible. Having a nationally recognised, high-quality home builder as your development partner is always received extremely positively by local planning authorities who have housing requirements to fulfil. We have a flexible design approach and are able to adapt our homes to reflect the local vernacular architectural styles in the area, to ensure they effectively integrate within the local community. We also recognise that legacy is important to many landowners. At Bellway, legacy is an integral component of our planning and delivery process.



“ Our bespoke and personal approach to every project provides landowners with a trusted and financially secure delivery partner from day one. ”

Simon Scougall
Group General Counsel and Company Secretary



BELLWAY **STRATEGIC LAND**

Meet the team - the Bellway Strategic Land team is responsible for identifying, promoting, and delivering land for homes, community facilities, and - in some cases - mixed-use developments, including land for employment purposes. We are able to identify the most appropriate, sustainable locations for homes and other uses that ensures that we are able to deliver high-value returns for our landowners and for the long-lasting communities we create.



“ The Bellway Strategic Land team is one of the most capable and experienced in the industry. Our track record and passion for our work is why landowners want to work with Bellway. ”

Stefan Briddon
Group Strategic Land Director



WHAT WE DO

Our dedicated, professional team will work with and on behalf of landowners to secure planning permission and therefore realise the development potential and value of their land. This involves steering a site through the UK's complex planning process and ensuring the right planning strategy is adopted in order to maximise the chances of a successful outcome while maximising value and minimising risk and cost.



HOW WE DO IT

Land promotion generally follows a complex procedure set out by both Local and National Planning Policy. Local planning authorities have targets they are required to meet to demonstrate they are delivering a sufficient number of homes to meet local needs. Where local planning authorities fail to meet these targets, opportunities may arise to accelerate the promotion process to crystallise early development potential.

As every site is different, we appoint a dedicated project team of land, planning, and technical specialists whose aim is to demonstrate to the local planning authority that the proposed land is deliverable, developable, and sustainable. Sites that the local planning authority determines can best demonstrate these three criteria will receive an allocation for development, which precedes the compilation and submission of a planning application.

A Bellway Strategic Land director will be dedicated to working with each landowner from the start of the planning promotion to the end of the project. They will ensure consistency and that the project team delivers the agreed desired outcomes and objectives.



Land identification

Detailed assessment of any parcel of land involves identification of potential physical, legal, and technical constraints, while also ensuring that development proposals comply with planning policy set out by the government and local planning authorities.



Land promotion and site design

Once a site is identified as suitable for development, it needs to be promoted through the planning system, navigating a path through political and technical hurdles prior to the submission of a planning application.



Value realisation

Once planning permission has been granted, Bellway purchases the site and the process of building new homes within new sustainable communities begins.




RESPONSIBLE DEVELOPMENT


Responsible and sustainable development is at the core of all of our development proposals.

We believe in the well-being of people. Our approach ensures we deliver high-quality, sustainable developments, as well as communities with social value. Protecting and enhancing the environment is a key requirement for us.



 **Biodiversity** - we place careful consideration into how we can improve on biodiversity in respect of every development we carry out. We integrate nature into the built environment, protect key species, and improve the well-being of habitats for customers and future generations to enjoy.

 **Sustainability** - we design all of our developments to reduce their carbon footprint and therefore their impact on the natural environment. This is achieved through the materials used and working methods we adopt, but also through the design process - in which we ensure the development benefits from renewable energy and energy-saving devices. In addition to this, we also promote the use of more sustainable modes of transport, such as walking, cycling, and public transport.

 **Community** - we work with local communities in order to deliver much-needed new homes and other community facilities and benefits. Healthy living and a long-lasting sense of place and well-being is at the heart of all of our proposals.



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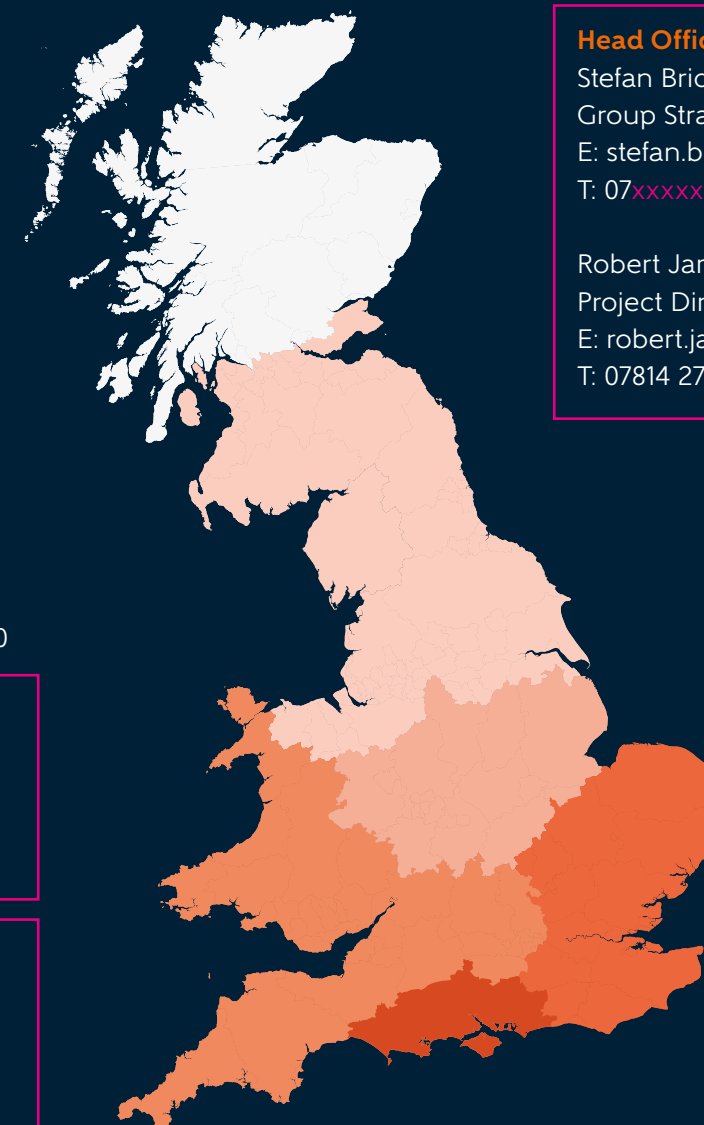
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SINCE 1946

“Bellway are trustworthy,
professional, and a pleasure
to deal with on a personal level –
they’ll be my first call when finding
a partner for my next site.”

T. A. M.
Landowner, Surrey



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