

Eastern Planning Projects 2025

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DEHAVILLAND
BUSINESS
SCHOOL



KGH
ROCKINGHAM
WING



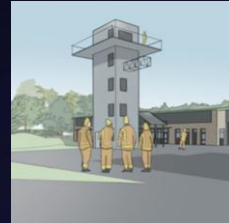
BARSHAM WATER
TREATMENT
WORKS



HSK &
MEDICAL
SCHOOL



CAMBRIDGE
WWTW
RELOCATION



ECFRS LIVE
FIRE TRAINING
FACILITY



KETTERING
GENERAL
HOSPITAL MSCP



EAST OF
LUTON
MASTERPLAN



HUMBERS
MILL,
THANET, KENT



MELBOURN
SCIENCE PARK



CAMP FARM,
ROCHFORD



WATER LANE,
FARNHAM



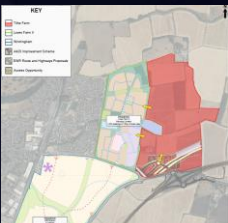
STAMFORD
NORTH,
STAMFORD



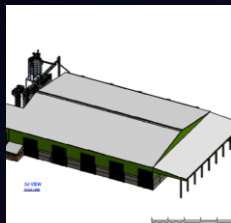
WELHAM
GREEN



EAST OF LUTON
REVISED
APPLICATION



LOVE'S FARM
(TITHE FARM)



BROMLEY
FARM GRAIN
BARN



AUDLEY END
ALLOCATION



CARMELE
MONASTERY



ANGLIA RUSKIN
UNIVERSITY
CHELMSFORD
MASTERPLAN



BARN
CONVERSION
TO DWELLING

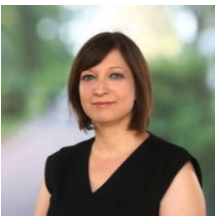
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DEHAVILLAND BUSINESS SCHOOL

University of
Hertfordshire **UH**

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- Full application submitted for erection of a new university building on the University of Hertfordshire DeHavilland Campus.
- Proposal completed for a BREAM 'Very Good' Building and additional landscaping arrangements to include a selection of native species.
- Comprised 43,841 sq ft of floorspace across three storeys, incorporating a 350-seat lecture theatre, PC laboratories, classroom and connect spaces to meet future teaching needs.

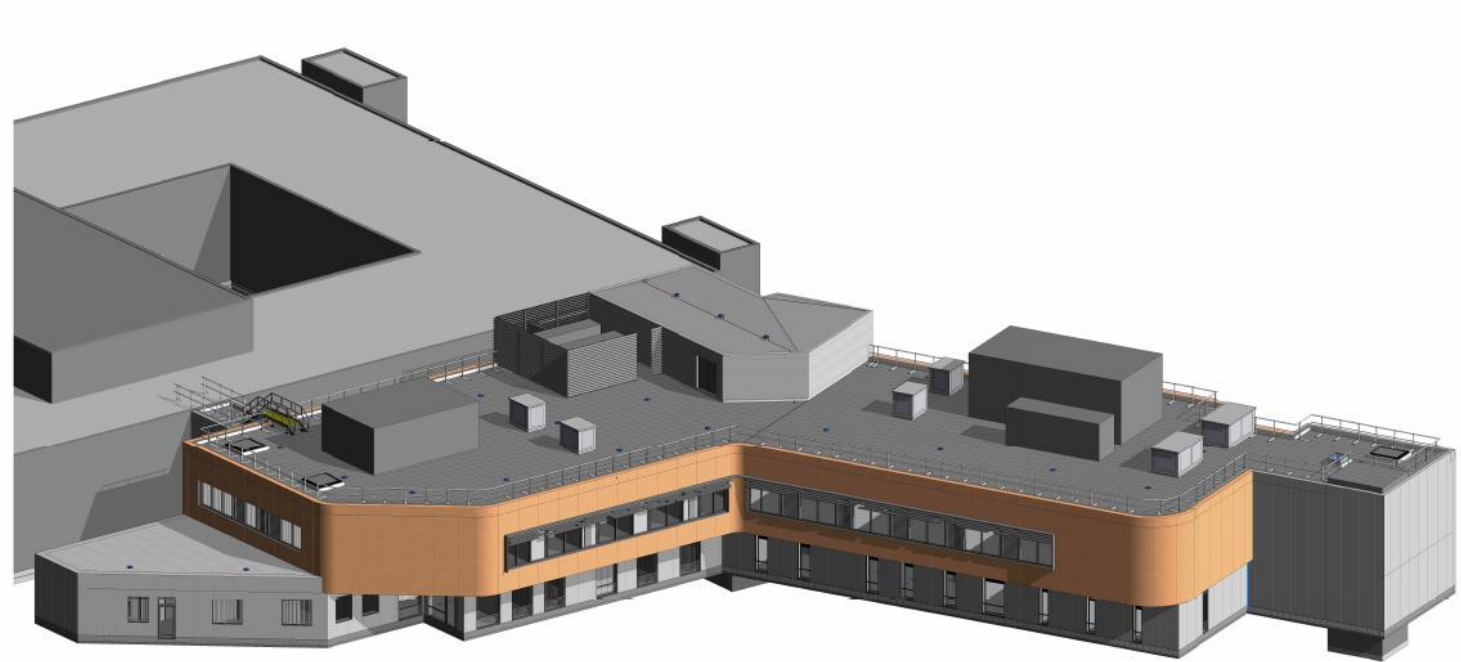


Lynette Swinburne
Associate Director
lynette.swinburne@savills.com
+44 (0) 7807 999 900



KETTERING GENERAL HOSPITAL, ROCKINGHAM WING

- Full application submitted for extension of Rockingham Wing to provide neonatal and maternity facilities.
- Two-storey building with basement including a 32-bed maternity ward, neonatal and special care units, parent accommodation, and bereavement suite.
- Proposal addresses population growth, ageing estate, safety issues, and improves patient experience and capacity.



Andy Moffat
Head of Department, Planning
andy.moffat@savills.com
+44 (0) 7814 809 670

BARSHAM WATER TREATMENT WORKS

- The project involved multiple applications relating to a new treatment process at Barsham Water Treatment Works, aimed at improving the reliability and resilience of the local water supply.
- The development was designed to integrate seamlessly with the existing site and to minimise impact on the surrounding landscape.
- Work is ongoing to discharge conditions following a recent permission granted in September 2025 for the relocation and extension of the control room.



Mark Hodgson
Director
mhodgson@savills.com
+44 (0) 7812 965 353

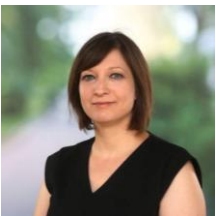


HSK & MEDICAL SCHOOL

University of
Hertfordshire **UH**

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- Demolition application approved July 2025.
- New health and social care building application submitted September 2025.
- A key project in the University of Hertfordshire's Estate Vision 2030, forming part of a wider scheme on the site to support the University's growth in medical teaching.



Lynette Swinburne
Associate Director
lynette.swinburne@savills.com
+44 (0) 7807 999 900



CAMBRIDGE WASTEWATER TREATMENT WORKS RELOCATION

- Appointed by Anglian Water to advise on DCO requirements, site selection, and secured a Section 35 Direction confirming the project as nationally significant.
- This included: preparing the Planning Statement and advising the client throughout the DCO process.
- Development consent was granted for the Cambridge Wastewater Treatment Plant Relocation Project (8 April 2025).



Mark Hodgson
Director
mhodgson@savills.com
+44 (0) 7812 965 353



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ESSEX COUNTY FIRE AND RESCUE SERVICE LIVE FIRE TRAINING FACILITY

- Preparation and submission of detailed application for new Live Fire Training Facility.
- Planning Performance Agreement with Braintree District Council.
- Development to include: a new drill tower, live fire building, road traffic collision training area, and diversion of public footpaths.
- Received unanimous approval at Planning Committee on 9 December 2025.

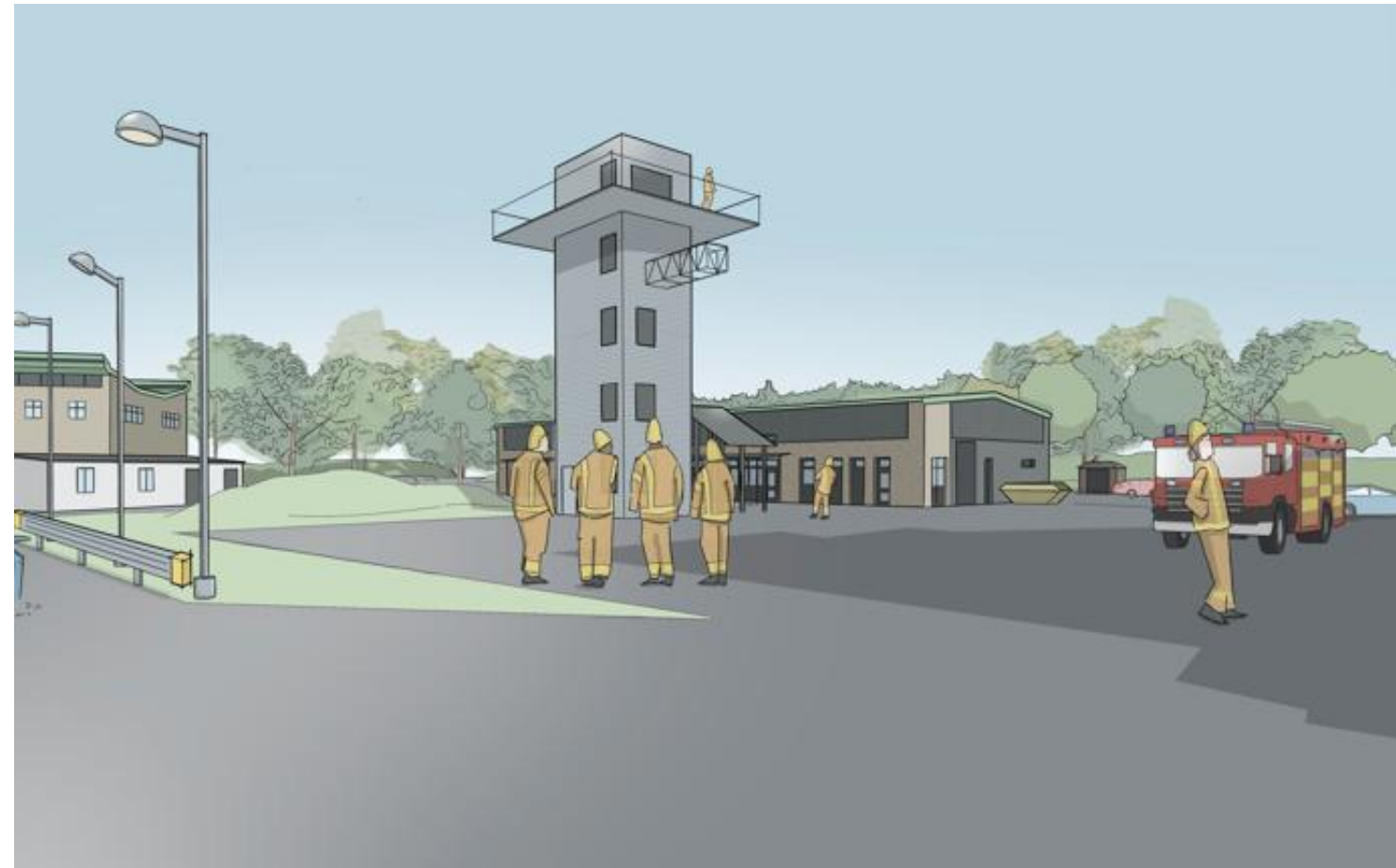


Tom Sharman
Associate
tom.sharman@savills.com
+44 (0) 7977 355 480



Essex County
Fire & Rescue Service

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KETTERING GENERAL HOSPITAL MULTISTOREY CARPARK

- A new multi-storey car park at Kettering General Hospital supporting critical hospital redevelopment under the New Hospital Programme (Wave 2) and future clinical improvements.
- Technical assessments were submitted to address the impacts of the scheme and to ensure integration with the KGH masterplan and travel plans.



Ian Taylor
Associate
ian.taylor@savills.com
+44 (0) 7812 095 403



EAST OF LUTON MASTERPLAN

- Preparation of a Strategic Masterplan for 2,100 homes on Luton's eastern edge, in collaboration with The Crown Estate and Bloor Homes.
- Workshops and events reached approximately 11,000 residents, leading to design changes improving integration with villages and Luton.
- The Masterplan was endorsed by North Hertfordshire's Full Council, which allowed revised applications to be submitted.



Jonathan Dixon
Director
jonathan.dixon@savills.com
+44 (0) 7870 999 576



HUMBERS MILL, THANET, KENT

- For over a decade, Savills have promoted the site through the Thanet Local Plan as a landscape-led scheme.
- Site allocated in the 2020 adopted plan.
- Outline application was submitted in May 2023 for 1,500 homes, school, mixed-use centre, and inner circuit road.
- Committee resolution secured in Spring 2025.



Mark Hodgson
Director
mhodgson@savills.com
+44 (0) 7812 965 353



AXIS
LAND PARTNERSHIPS

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HUMBERS MILL, THANET, KENT

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MELBOURN SCIENCE PARK

- Advised Bruntwood SciTech on full planning application for Melbourn Science Park redevelopment.
- Achieved approval in January 2025; continuing to advise on discharge of conditions.
- Managed Environment Agency objection on availability of potable water usage.
- Proposal included demolition, 12,131 sq ft extension, and 500,000 sq ft new office/research facilities, plus ancillary parking buildings.



Andy Moffat
Head of Department, Planning
andy.moffat@savills.com
+44 (0) 7814 809 670



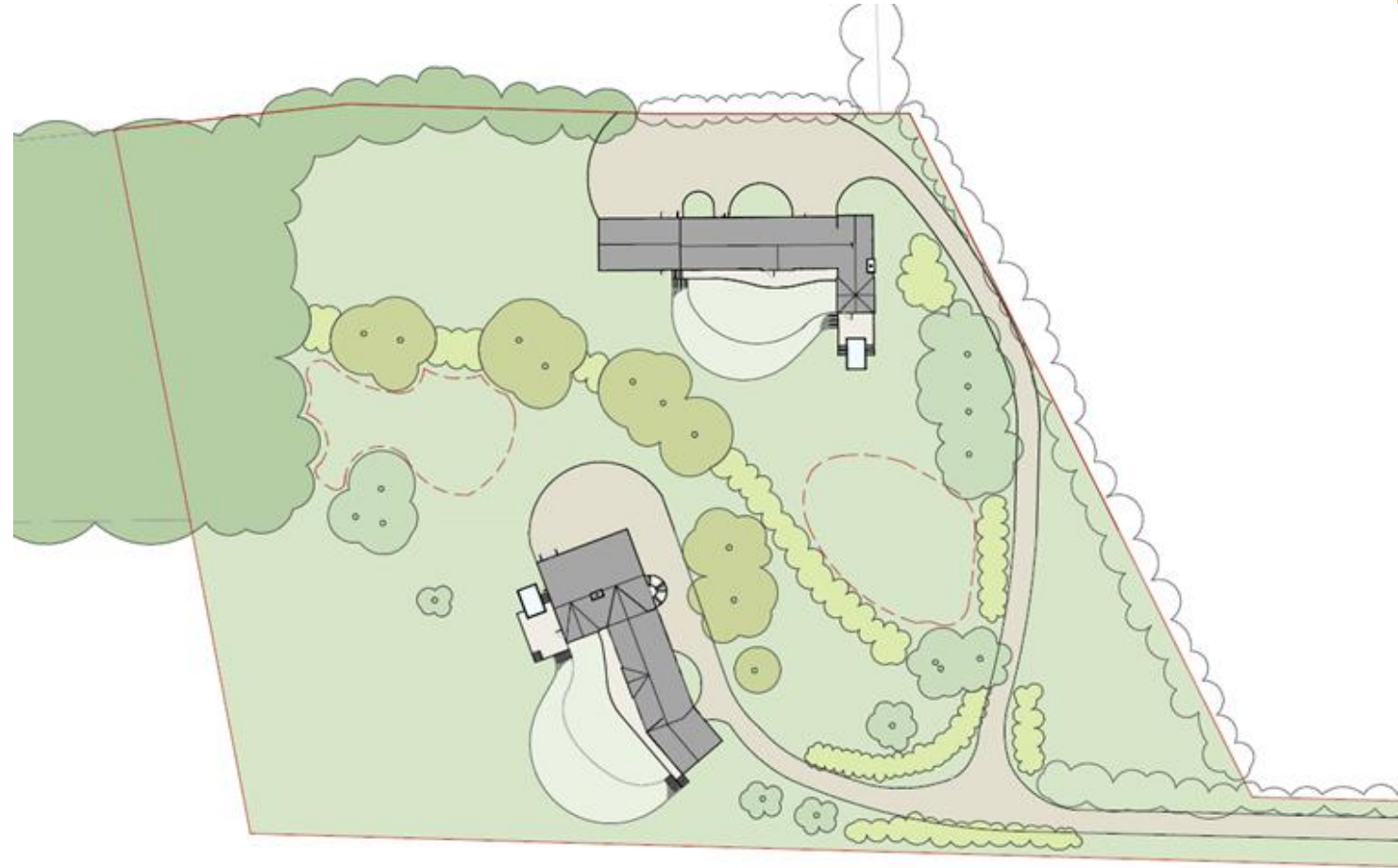
CAMP FARM, ROCHFORD

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- Demolition of former Prisoner of War Camp and associated buildings, and redevelopment of the site for two detached 5-bedroom dwellings with sunken gardens to reduce visual impact.
- Located in the Rochford Green Belt.
- Working with Essex Place Services to overcome Ecology and Biodiversity holding objections.
- Delegated Decision.



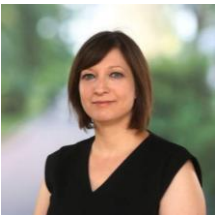
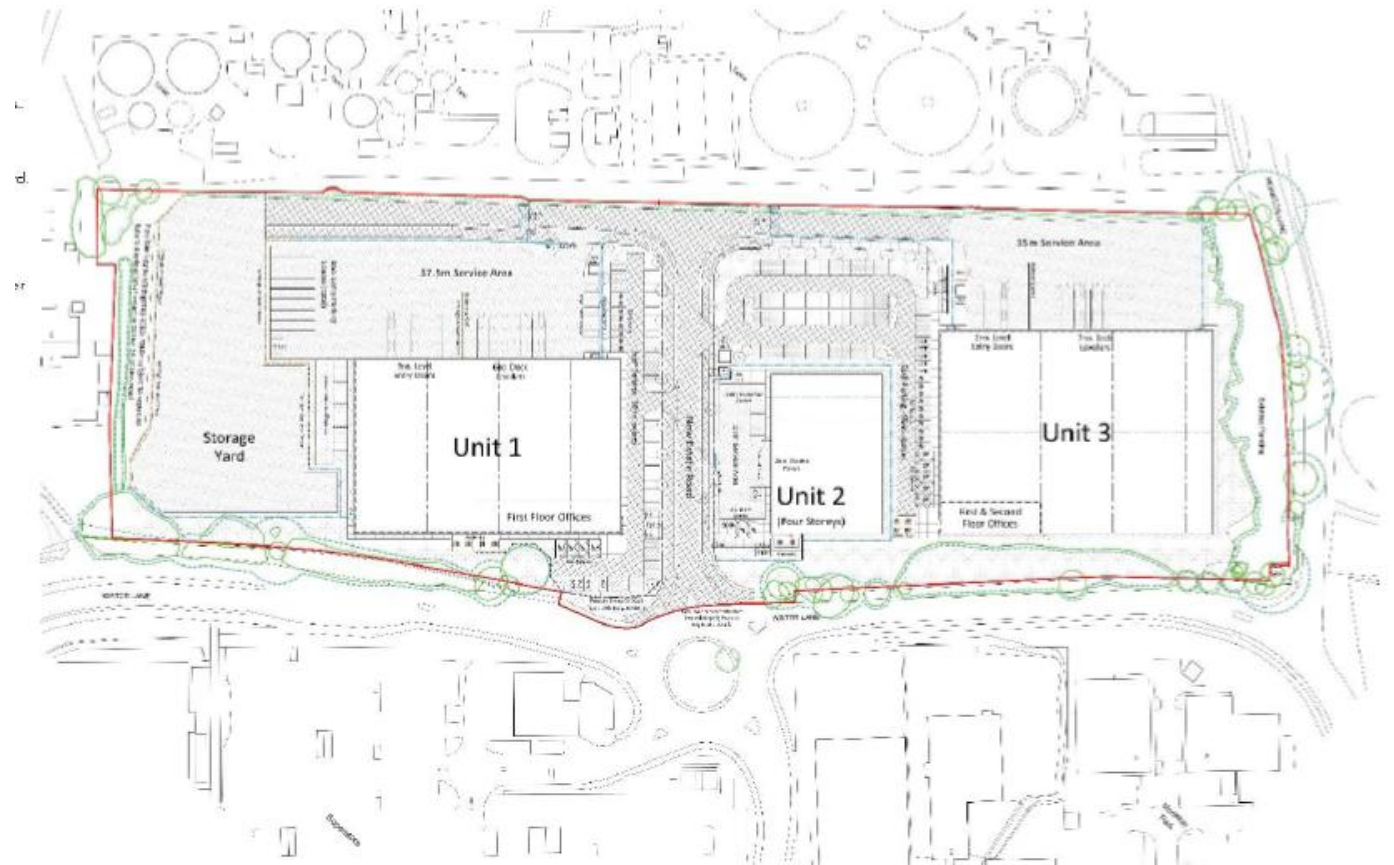
Tom Sharman
Associate
tom.sharman@savills.com
+44 (0) 7977 355 480



WATER LANE, FARNHAM

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- Permission granted in August 2025 for three industrial/warehouse units (Use Classes E(g)(iii), B2, B8) with ancillary offices, service yards, parking, landscaping, and new access from Sainsbury's roundabout. Unit 2 is B8-only for a national self-storage operator.
- Key details: total floorspace 211,000 sq ft, 187 parking spaces (20% EV), central spine road, inclusive pedestrian/cycle access, and landscaping/design in line with policy.



Lynette Swinburne
Associate Director
lynette.swinburne@savills.com
+44 (0) 7807 999 900

STAMFORD NORTH, STAMFORD

- Permission granted in October 2025 for 1,350 of a 2,000-home urban extension to Stamford, spanning South Kesteven & Rutland.
- Requires cross-boundary link road, secured through a Joint Infrastructure Planning Agreement, and sports pitch relocation.
- Advised on S106 negotiations on contributions and link road timing.



Andy Moffat
Head of Department, Planning
andy.moffat@savills.com
+44 (0) 7814 809 670

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STAMFORD NORTH, STAMFORD

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WELHAM GREEN

- Full planning permission secured for 64 homes at Station Road, Welwyn Hatfield, including 22 affordable units and Section 106 contributions.
- Site allocated in the Local Plan and released from the Green Belt, with design respecting the new edge and neighbours.
- Overcame objections from councillors, neighbours, and Thames Water; application initially deferred.



Claire Mills
Associate
claire.mills@savills.com
+44 (0) 7812 965 399



**Hill**
The Hill Group

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WELHAM GREEN

BACK →

LAND WEST OF COCKERNHOE, EAST OF LUTON

- Submitted in July 2025 for up to 660 dwellings, two-form entry primary school, and community hub. Includes up to 40% affordable housing, 2.12 ha school site, 2,153 sq ft community hub, and 16.55 ha green infrastructure.
- Supported by Strategic Masterplan and parameter plans for land use, access, movement, and building heights.



Jonathan Dixon
Director
jonathan.dixon@savills.com
+44 (0) 7870 999 576

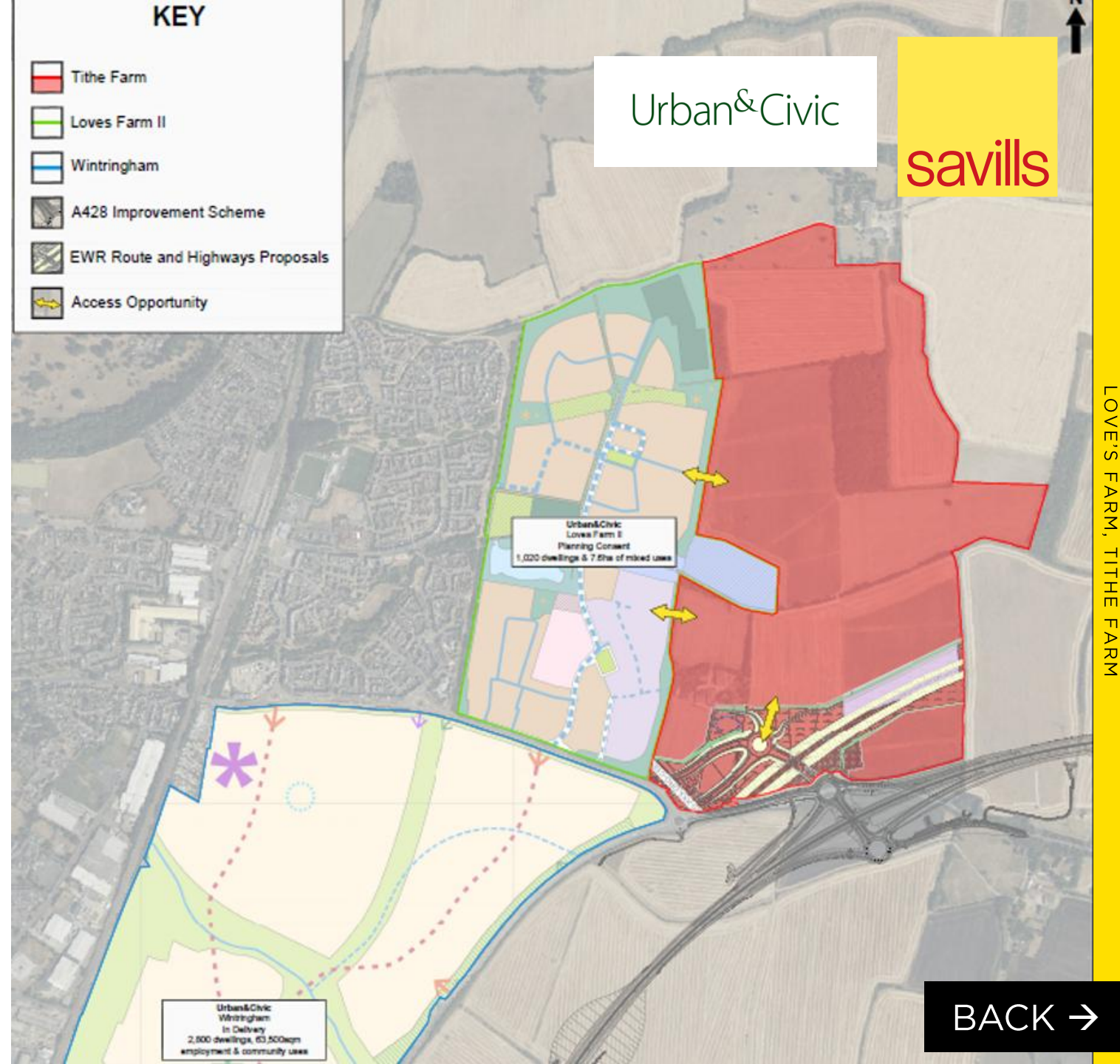


LOVE'S FARM, TITHE FARM

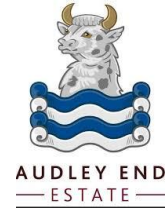
- Secured an allocation in the Huntingdonshire Preferred Options Draft Local Plan to 2046.
- Proposal comprised approximately 1,100 homes, 3.7 ha employment land (Class E(g)), primary school with nursery, neighbourhood centre, sports facilities, 40 ha green infrastructure including land for East-West Rail.



Andy Moffat
Head of Department, Planning
andy.moffat@savills.com
+44 (0) 7814 809 670

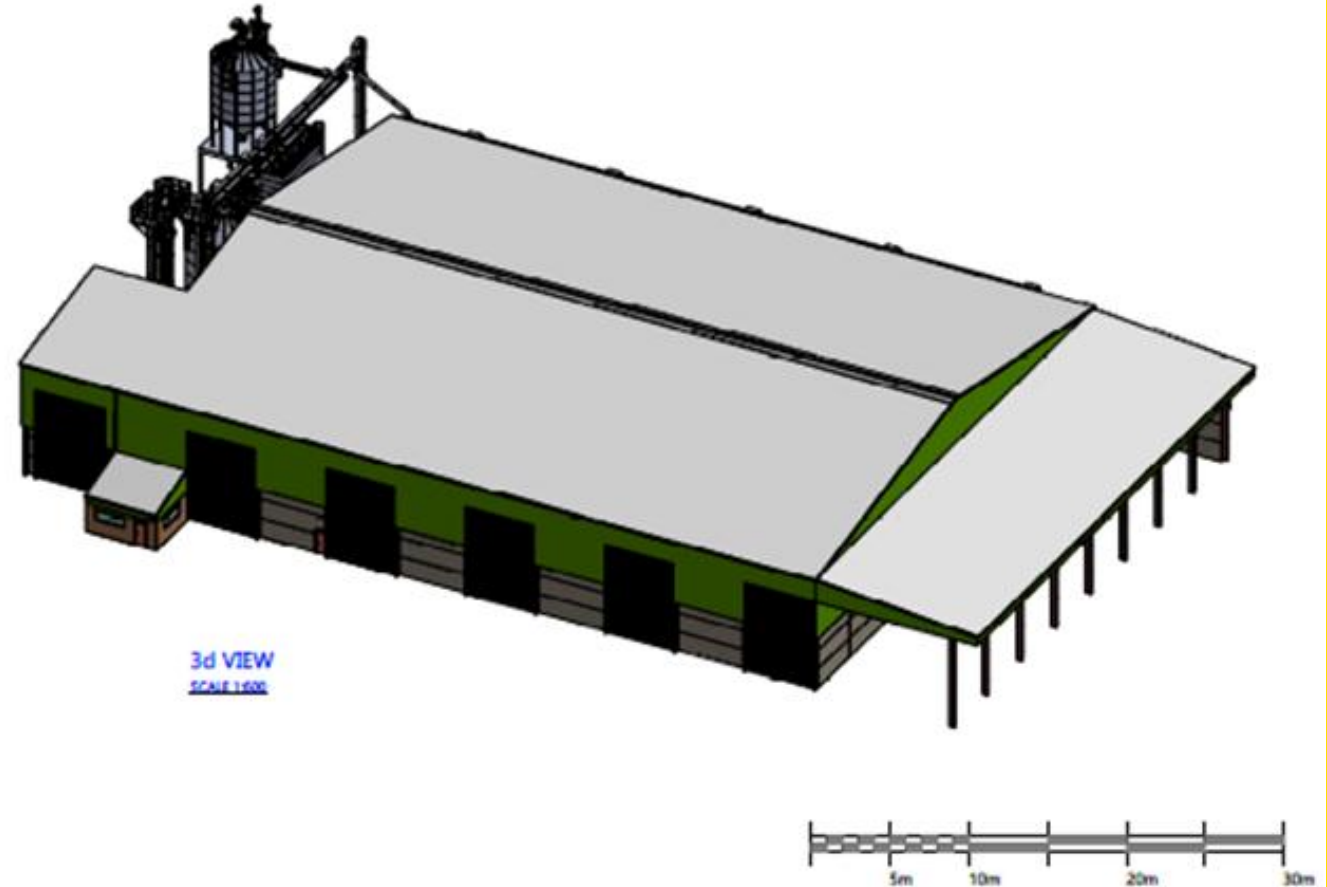


BROMLEY BARN



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- Erection of an agricultural grain store with associated machinery, plus a reception area to meet Audley End Estate's storage needs.
- Pitched-roof building with lean-to and machinery areas; 14m ridge height, 10m eaves, spans 45m x 60m; constructed with concrete walls, cement roof, and olive-green cladding.
- Replaces four existing grain stores (including Bromley Barns) to centralise storage and eliminate reliance on third-party facilities.



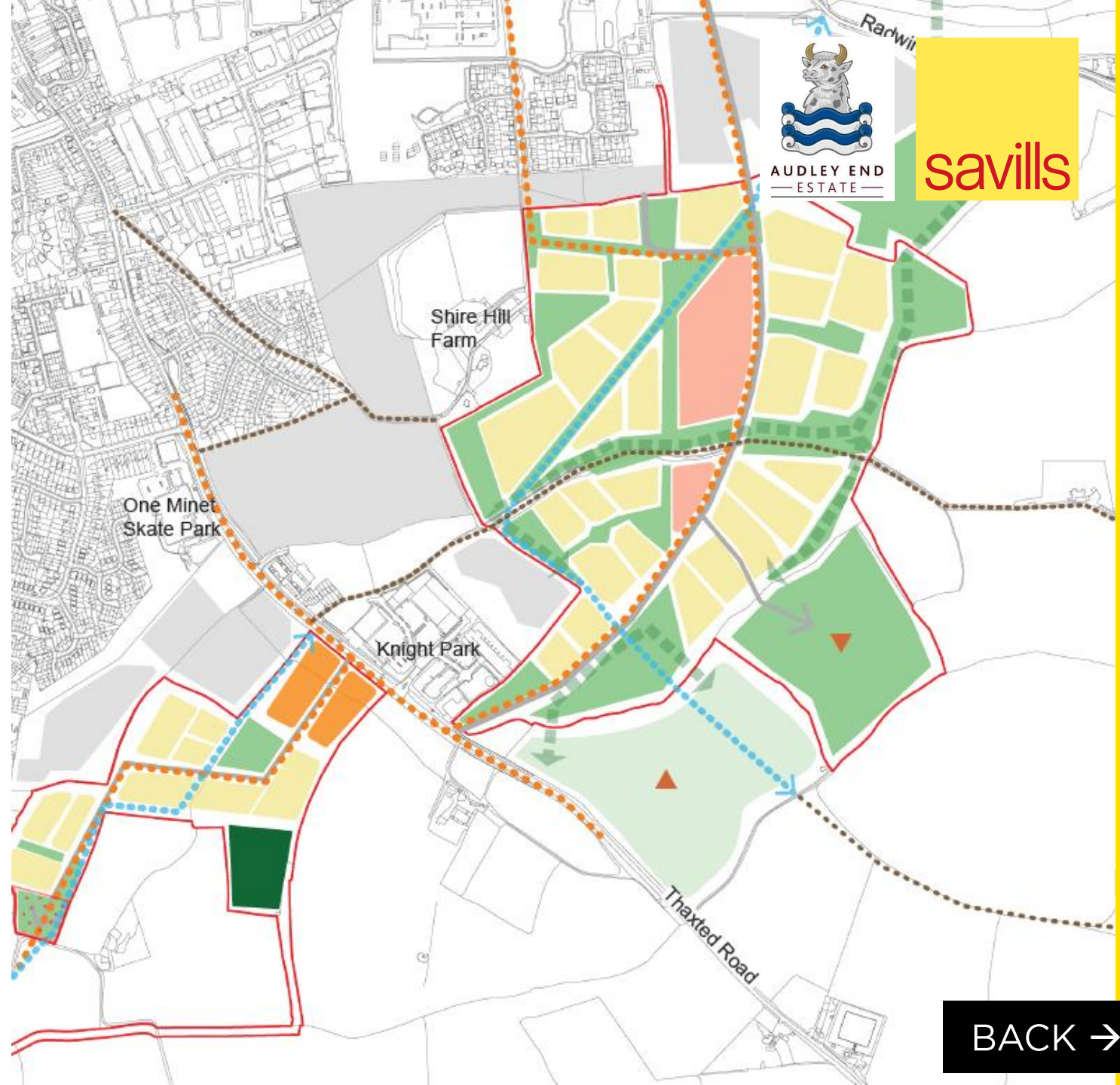
Jonathan Dixon
Director
jonathan.dixon@savills.com
+44 (0) 7870 999 576

LAND SOUTH OF SAFFRON WALDEN

- The proposed 879-home allocation confirmed in Summer 2025 to be part of the 2021-2041 local plan following examination hearings.
- Allocation comprises totally of 2.5 ha of employment development, a new primary school, local centre, sports pitches, open space and supporting infrastructure.



Jonathan Dixon
Director
jonathan.dixon@savills.com
+44 (0) 7870 999 576



CARMELITE MONASTERY

- Granted a Certificate of Lawfulness in March 2025, confirming the use as lawful.
- Submitted evidence for a CLUED, demonstrating continuous use of the site for religious practice, worship, instruction, and associated residential and educational activities since 1958.
- Site comprises the main monastery, chapel, Guest House, St Teresa's, gardens, and surrounding farmland and woodland.



Jonathan Dixon
Director
jonathan.dixon@savills.com
+44 (0) 7870 999 576



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CARMELITE MONASTERY

BACK →

ANGLIA RUSKIN UNIVERSITY CHELMSFORD MASTERPLAN

- A framework for future planning applications secured in January 2025.
- Long-term masterplan focuses on enhancing sustainability, biodiversity, and connectivity, with proposals for redeveloping student accommodation, creating a central hub, and reducing car dominance.



Claire Mills
Associate
claire.mills@savills.com
+44 (0) 7812 965 399



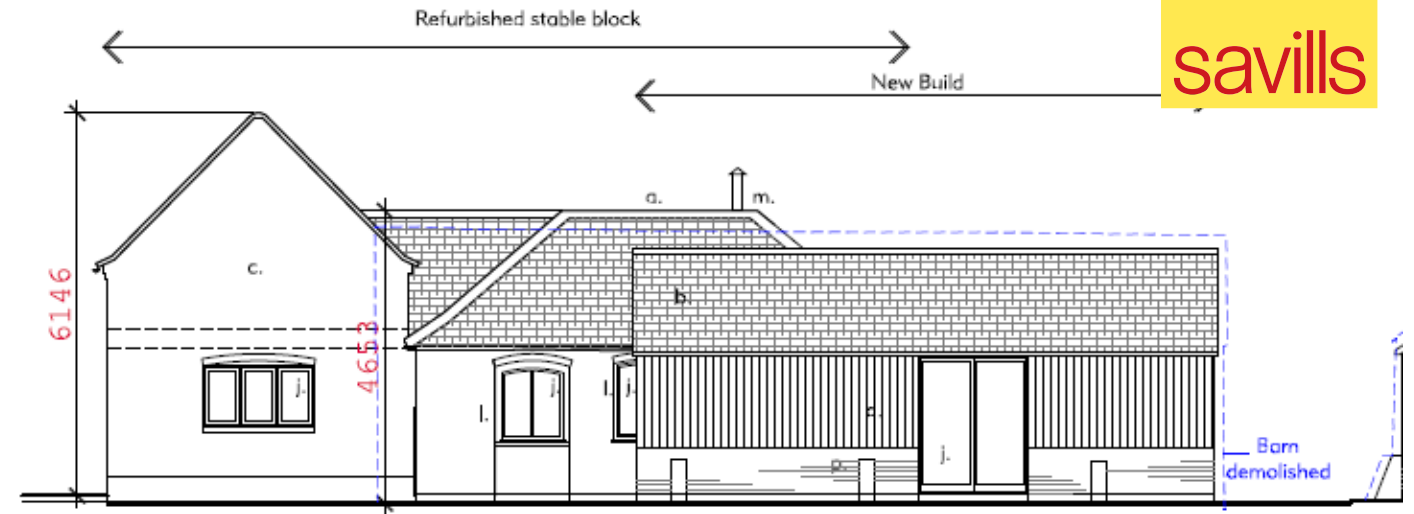
BARN CONVERSION TO A SINGLE DWELLING

- Conversion of 19th-century barns into a single dwelling, retaining historic brick fabric and bay layout approved in November 2025.
- Demolition of lean-to and dilapidated barn; replacement with new barn on same footprint plus modest link.
- Refurbishment using reclaimed clay pantiles, lime mortar, cast aluminium rainwater goods, and hardwood windows/doors to respect Oxton Conservation Area.

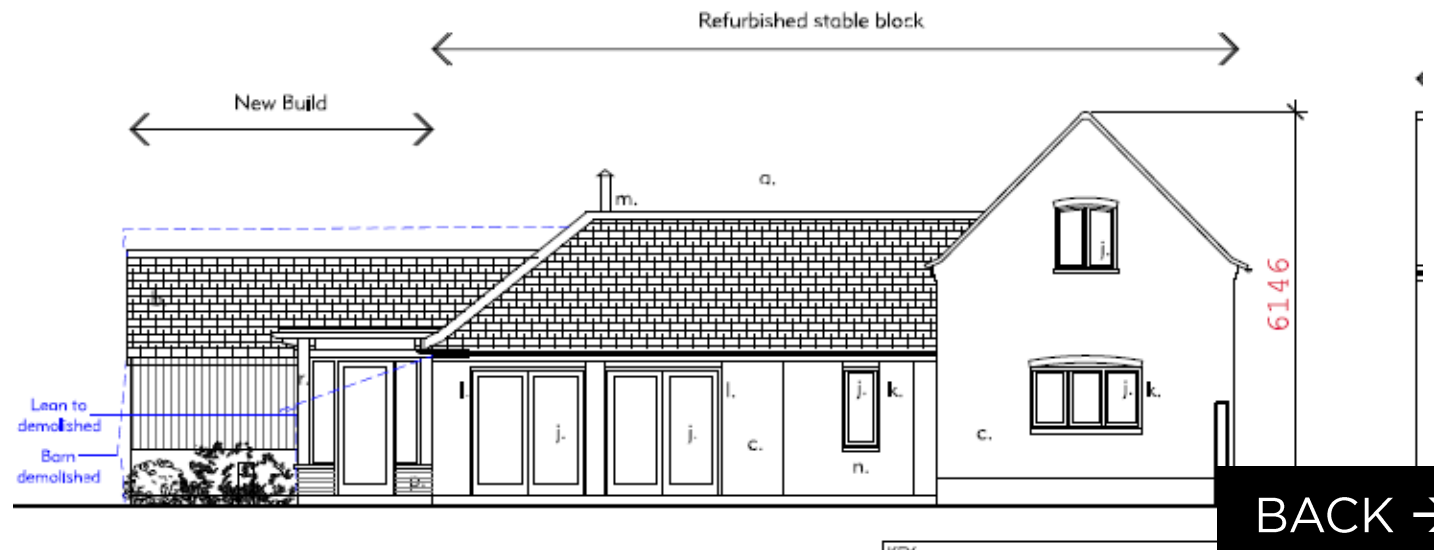


Lynette Swinburne
Associate Director
lynette.swinburne@savills.com
+44 (0) 7807 999 900

savills



South Elevation - Proposed



Contact us



ANDY MOFFAT

HEAD OF DEPARTMENT

PLANNING

+44 (0) 7814 809 670

ANDY.MOFFAT@SAVILLS.COM



MARK HODGSON

DIRECTOR

PLANNING

+44 (0) 7812 965 353

MHODGSON@SAVILLS.COM



JONATHAN DIXON

DIRECTOR

PLANNING

+44 (0) 7870 999 576

JONATHANDIXON@SAVILLS.COM

savills.com

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