



Land Development

Building a sustainable tomorrow

Why choose Phoenix?



Karl Hick (Chairman)

This brochure showcases the Phoenix Sustainable Investments Limited company and the wide range of projects we are involved in across the UK.

Phoenix owns, operates, develops and funds development projects focused within the energy and residential

development markets. It also has a unique interest in Research and Development within both sectors.

The Phoenix Development Team, led by Karl Hick, is hugely experienced in identifying, securing planning for and developing projects across the UK. Working in tandem with landowners, Phoenix is focused on maximising the GDV of developments and in turn the value of landholdings.

This knowledge is applied to land the company owns outright alongside promotion of landholdings under Option, Promotion or Conditional Contracts.

Availability of developable land is a massive issue for both energy and housing delivery across England as is grid availability and infrastructure provision. The new government sets out that planning must support increased housing numbers alongside more support for renewable energy generation.

The Government has targeted 1.5m new homes throughout the next parliament. Higher housing targets will necessitate more housing allocations by local authority Local Plans. Planning policy at the national level may also allow for unallocated or windfall sites to come forward. Phoenix is in a prime position to work with landowners on the release of land for new housing, having specialized in strategic land promotion for over 30 years.

The Electricity System Operator (ESO) for Great Britain, sets out that 65% more renewable energy generation is required by 2035 in order to ensure the UK government meets its zero carbon energy generation targets. While grid capacity and points of connection remain an issue holding back renewable energy development in England, modernization and technological improvements will help deliver increased embedded opportunities, such as solar farms, wind turbines and BESS (Battery Energy Storage Systems).

The identification and release of more land for both housing and energy development is key over the next few years if the Government is to hit its targets.

This brochure highlights the core values and collaborative approach Phoenix adopts in working with landowners, our Development Team track record and current areas of interest.

Working direct with landowners Phoenix strives to maximise the development potential of sites, contractually and through the planning system, enabling landowners to be involved as much as they so wish.

“hugely experienced in UK development and planning projects”



OAKHAM, RUTLAND – multiple phases of commercial and residential built out by the Larkfleet Group 2012 to 2020

Phoenix developments around the UK

Phoenix Sustainable Investments is an award-winning developer of sustainable housing and energy projects. The company is headquartered in Bourne, Lincolnshire and focuses on the development of sites for low carbon and energy efficient residential development, renewable energy, biofuels and energy from waste. It is a privately owned company that focuses on pioneering sustainable innovations across its three operational fields and the development of new technologies that straddle the main areas of focus for the business.

Phoenix Sustainable Investments is an expert in land and property, planning, promotion and development throughout the East Midlands and East Anglia regions. While the company has projects in central Scotland, Wales, Kent and London the main body of development work is focused in the East of England.

Prior to the sale of the housebuilding parts of the business in 2021 the Development Team at Phoenix were delivering much-needed housing sites across England with an output of over 300 new homes a year.

Equally, the Phoenix Development Team have been heavily involved in the promotion and development of solar energy projects, totalling in excess of 200MW and a number of commercial developments over the past couple of decades.

Phoenix is focused on the sectors that can help build a sustainable tomorrow: renewable energy development, highly sustainable new communities, and renewable fuels.

At Phoenix, we are committed to developing in a manner to ensure that development is done right – development that meets the needs of the current generation whilst ensuring the needs of future generations are not compromised.



Sustainability

- Solar Steam
- SuSy House
- Syntech Biofuels

Property and Construction

- Glinton, Cambridgeshire, residential site
- Beccles, Suffolk, residential site
- Holt, Norfolk, residential site
- Sibson Garden Community, Cambridgeshire
- Serenity Lakes, Holbeach, Lincolnshire
- Blossoms Park, Beccles, Suffolk
- Castlebuild Scaffolding

Renewable Energy

- Clay Cross Energy
- Wittering Solar
- White Solar Lodge Farm
- Burnley BESS
- Paisley BESS

Waste

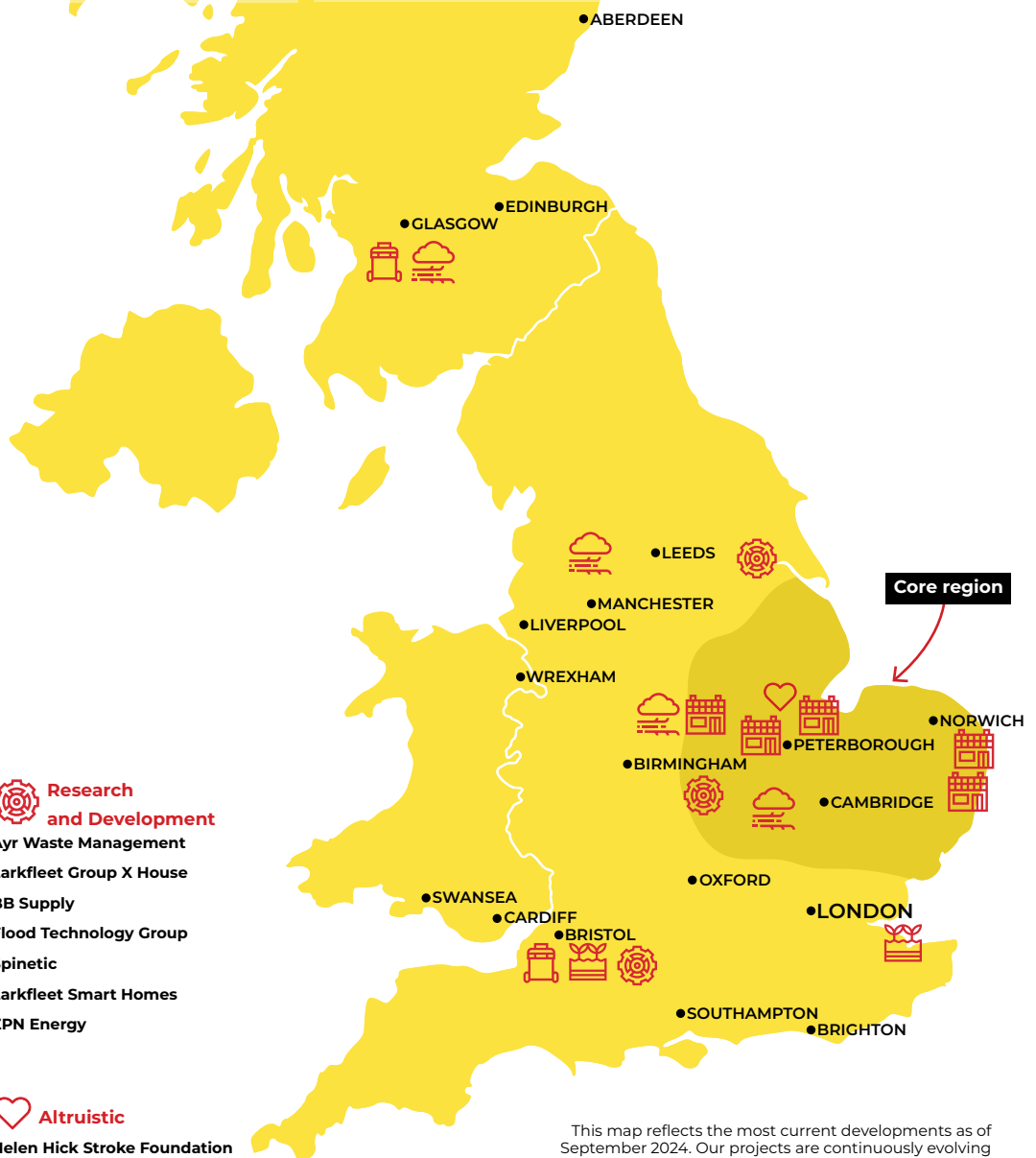
- Falcon Landfill
- Indivus

Research and Development

- Ayr Waste Management
- Larkfleet Group X House
- BB Supply
- Flood Technology Group
- Spinetic
- Larkfleet Smart Homes
- ZPN Energy

Altruistic

- Helen Hick Stroke Foundation



This map reflects the most current developments as of September 2024. Our projects are continuously evolving and so updates may occur regularly.

Working with landowners

Phoenix has a focused Development Team that seeks to engage directly with landowners, fostering innovative and flexible partnerships on development projects. Our team undertakes comprehensive pre-contract analysis and assessment of opportunities before engaging with landowners. Working closely with landowners and their representatives, the team identify and promote projects that align with national planning policy requirements, including the urgent need for new housing, energy market diversification, and support for new technologies to achieve net zero.

Our agreements are tailored to individual landowner circumstances, whether through Option Agreements, Promotion Agreements, Conditional purchases, or outright acquisitions.

The promotion of large-scale developments is complex and lengthy. With over 30 years of experience and a strong track record in delivering mixed-use developments, Phoenix can ensure the delivery of viable planning consents that maximise landowner value.

The English planning system, governed by local authorities and based on the frequently updated National Planning Policy Framework, is often slow, bureaucratic, politically influenced, and costly. Increasing pressures for sustainable, ecologically

sensitive, healthy, and carbon-neutral built developments add to the complexity.

Phoenix is adept at navigating these challenges, frequently promoting sites through the Development Plan process and preparing planning applications for a range of developments uses. We are actively promoting a variety of residential and energy sites across the East Midlands and preparing several planning applications with our internal and external consultant teams. Our success in site promotion through local plans and securing planning allocations for developments is well-documented, and we consistently deliver on design, technical approvals, and overcoming site constraints.



The Land team



KARL HICK
Chairman

Karl.Hick@phoenix-sustainable.co.uk



DAVID MORRIS
Energy and Renewables Director

David.Morris@phoenix-sustainable.co.uk



DARYL KIRKLAND
Director

Daryl.Kirkland@phoenix-sustainable.co.uk

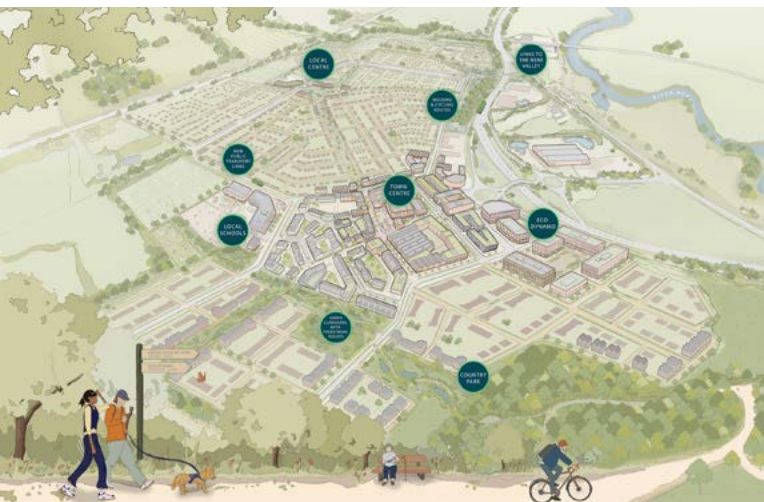
Site promotion

As part of site promotion Phoenix is dedicated to creating sustainable and vibrant communities across the UK, with projects ranging from residential developments to innovative energy solutions. Phoenix aims to enhance living environments and meet the needs of diverse communities through careful planning and community engagement as part of site promotion. Phoenix's developments focus on sustainability, innovation and quality of life.

Sibson

The Sibson Garden Community is a proposed pioneering new community with innovation at its heart. The 600 acre site is located in the Huntingdonshire part of Cambridgeshire and is located to the west of Peterborough City. A new residential led market town development of 4,500 new homes plus a large, new green enterprise park, EcoDynamo focused on creating high-skilled new jobs. The Garden Community will bring together a unique balance of jobs, homes and sustainability.

The new planned community site is located in a key area on the A1 and will create a distinct and innovative nature rich environment with Huntingdonshire's Nene Valley. The development will also benefit from on-site renewable energy generation helping ensuring the true sustainable credentials of this major development proposal.



Clinton

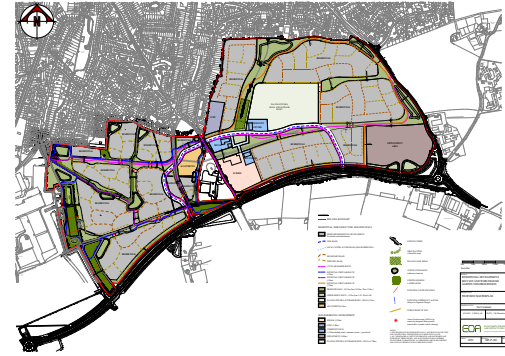
The village of Glington is located in the Peterborough City Council authority area. The 11 acre site is owned outright by Phoenix and is currently being promoted through the Peterborough Local Plan review for a new community of 95 dwellings plus wildflower meadow, public open space and allotments as part of green infrastructure alongside the much needed new homes for the area.



Phoenix intends to submit a planning application in 2024 to ensure that new homes are delivered early in the Plan period.

Beccles

Phoenix has an Option Agreement in place over two thirds of the southern allocated site at Beccles, identified in the East Suffolk plan for a development of 1,200 new homes plus supporting infrastructure of a new primary school site, commercial space, a care home facility and significant areas of green infrastructure. The allocated site's outline planning application has been the subject of considerable pre-application discussion with the LPA and other statutory consultees and is due to be submitted in 2025. The delivery of the site would see parcels built out by Phoenix alongside development parcels sold to housebuilders subject to the planning and design parameters set by the outline planning permission.



Holt

Phoenix owns a site in Holt, North Norfolk, which it is promoting for residential development of approximately 50 new homes. The site benefits from direct road access and sits on the existing settlement boundary. It has been identified as a site that could support new community facilities alongside much needed new homes. The site is currently being promoted through the Local Plan and Neighbourhood Plan review processes and the Phoenix Development Team is pro-actively discussing the site with the local community in terms of site design.



Serenity Lakes

Phoenix has an in-built lodge site at Holbeach, Lincolnshire which has been built out over the past couple of years. Lodges are available for rent and for sale offering investment opportunity for buyers. The site has stocked fishing lakes on site and is located adjacent to a local golf course. A Phase 2 development is planned and a planned application is due to be submitted in early 2025.



Site promotion

Paisley Battery Storage Consent

Phoenix secured planning consent on an owned site in Paisley, Scotland for a 49.9MW project in 2022. Working with both the Distribution Network Operator and National Grid through the connection process the site has secured an energisation date of 2025. Phoenix is currently speaking to investors about development of the site next year. Planning permission involved local engagement sessions with the community and as the existing gas frame is listed agreeing working with the local authority and Scottish Natural Heritage the planning conditions to maintain this heritage asset, while ensuring development could proceed.



Wittering Solar and Electric Vehicle (EV) Charging Station

Phoenix secured consent for two phases of Solar Farm development and have entered into a Lease to develop the solar array on land in Cambridgeshire near the RAF Wittering base over the past couple of years. In addition, the company owns land nearby on the A1 trunk road which has gained planning permission for use as an Electric Vehicle (EV) Charging Station

on previously developed land. Discussions are ongoing with the distribution grid operator, EV companies and parties interested in a Power Purchase Agreement (PPA) to enable works to commence on the site in early 2025.



Case studies

We have extensive experience in the promotion of energy and residential-led development schemes throughout our core regions, as demonstrated by the following examples.

Eye – The Larkfleet Group (now Phoenix) promoted and developed out a number of phases of development in the large village of Eye, located just outside Peterborough over the period 2012 to 2019, providing over 200 new homes. An allocated site for 265 new homes was secured by the company under Option in 2018 and subsequently assigned to Allison Homes as part of the company sale.

Elesa Park – The Larkfleet Group worked on phases within the expansion area at Bourne, South Kesteven from its conception as a release to the established market town. A release totalling 2,000 new dwellings, schools, retail and sports facilities has now largely been built-out. The Larkfleet Group built out their last phase in 2018 providing 77 new homes.

Oakham – The Larkfleet Group worked on a substantial urban extension at Barleythorpe in Oakham, Rutland from first concept plan discussion with the landowners in 2010. Under contract Larkfleet then promoted and secured consent for 1,100 homes and associated infrastructure such as new roads, retail and employment uses. In addition, large swathes of open space and green infrastructure including allotments were provided for new residents and the wider local community.

Whitelands Solar Farm – Operated by Phoenix it is located at Lodge Farm, near Castleton, to the north of Milton Keynes. It was promoted for solar energy development in 2015 and built out in 2016. It has a PPA in place to sell the electricity generated from the solar array to the adjacent Lodge Farm Business Park with additional export connecting direct into the nearby substation.



Phoenix Sustainable Investments business areas

Phoenix Sustainable Investments is an award-winning developer of sustainable energy projects. We are investing in the future of house building, energy and waste by pioneering sustainable innovations and developing renewable energy technology.

Our divisions

Phoenix Group focuses on six main areas of business. Many of our projects link across different areas of the business, reflecting our focus on sustainability and innovation.



Sustainability

At the core of our ethos lies a commitment to sustainability, guiding all our efforts to pioneer environmentally conscious solutions.

Focusing on innovation and sustainability, we develop technologies and initiatives to reduce our carbon footprint, mitigate environmental impact and promote resilience. Renewable energy is a cornerstone of our efforts, with a diverse portfolio including District Heating systems, solar energy, wind power and biofuels, aiming to reduce fossil fuel reliance and embrace cleaner energy.

Our vision encompasses interconnected solutions, integrating renewable energy technologies with Smart Homes and communities to maximise efficiency and promote eco-conscious living.



Property and Construction

Our property and construction projects, focus on eco-conscious solutions and innovative designs.

The Garden Village project in Sibson (Cambridgeshire) exemplifies this, integrating cutting-edge commercial and energy solutions into every aspect of the community. Energy-efficient buildings and green spaces are meticulously crafted to minimise environmental impact and enhance residents' quality of life.

We are expanding our sustainable footprint with projects like the development site in Beccles (Suffolk), where we create homes that harmonise with nature and empower communities to thrive sustainably.



Renewable Energy

We develop innovative renewable energy solutions to power a cleaner future. Our diverse portfolio harnesses nature's power while reducing our carbon footprint.

A key initiative is District Heating, using centralised systems powered by biomass and geothermal energy to reduce emissions and increase efficiency. Solar energy is another cornerstone, with solar panels generating clean electricity for homes and communities. Wind energy, through large-scale farms and micro wind technology, further diversifies our renewable portfolio.

We also invest in Battery Storage technology to store excess renewable energy, enhancing reliability and grid stability. Our Biofuel Technology explores sustainable alternatives to fossil fuels, promoting a circular economy by developing biofuels from organic waste.

These technologies integrate into Smart Homes and Smart Communities, creating interconnected ecosystems of energy efficiency and sustainability. Smart meters, energy management systems, and intelligent appliances empower residents to control their energy use and reduce environmental impact.



Waste

Through extensive research and development, we address both municipal and hazardous clinical waste across the UK.

We pioneer solutions that minimise environmental impact and maximise resource efficiency. Advanced sorting and recycling processes transform waste into valuable resources, contributing to a circular economy.

In the Bristol region, we develop cutting-edge waste technologies, anticipating future needs and ensuring compliance with evolving regulations. We pro-actively explore sustainable alternatives and forge partnerships to drive progress towards a cleaner future.



Research and Development

We have a relentless innovation through research and development (R&D). By advancing technology and knowledge, we create impactful solutions to address environmental challenges and drive positive change.

Our R&D spans diverse areas to enhance global community quality of life. From Smart Homes to Flood Risk Technology, we pioneer solutions that redefine environmental interactions.

In Kenya, where Phoenix is working with locals to tackle social deprivation, we tackle environmental pressures with projects on steam and hot air control, improving energy efficiency and mitigating risks for sustainable local futures.

Our commitment also explores local innovations like micro wind technology and retrofit housing, harnessing wind energy on a small scale and transforming homes into energy-efficient structures.



Altruistic

Beyond our core operations, we are committed to giving back through our Altruistic division, engaging in philanthropic endeavours that make a tangible difference.

We embody this commitment through fundraising initiatives, such as our team's journey to Everest Base Camp to raise funds for the Helen Hick Stroke Foundation, showcasing our dedication to positive impact beyond business.

We also invest in technology to enhance future stroke treatment, supporting advancements to improve care and outcomes for stroke patients.

We seek opportunities to uplift and support those in need through charitable donations, volunteer work, and advocacy. We believe in collective action to effect change, leveraging our resources for the greater good.

Results based on experience

The Phoenix Team has a wealth of expertise in the construction and renewable energy sectors and many years of experience in multiple leading organisations.

Our leaders honed their skills through work with prominent companies, bringing a varied perspective to projects. This diverse experience gives our team comprehensive market understanding and the ability to deliver innovative development projects.

With a strong foundation, our Team is positioned to drive success and produce exceptional results. Collectively the Phoenix Management Team has delivered the following over the past 30 years.



10,000+

new homes delivered through planning and built-out.



350MW

of renewable energy development consented and built-out.



50 acres

of commercial land development.

100+ years combined experience

Strategic and immediate land delivery through the UK planning system working closely with landowners, local authorities and communities.



£100,000+

Raised and donated for charity and research.

The information in this brochure is accurate as of September 2024 but may change as we continue to expand and evolve our plans.



Phoenix Sustainable Investments
Phoenix House, Falcon Way, Bourne, Lincolnshire PE10 0FF
Telephone: 01778 391570
email: enquiries@phoenix-sustainable.co.uk
www.phoenix-sustainable.co.uk

**Building a
sustainable tomorrow.**