

Expert Evidence: Coronation Road, Bristol

Client

Metcalfe Solicitors

Project Team

Alder King
Planning
Consultants

Timescale

2007- 2009

Contact



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The Project

The land owners wished to redevelop this small multi use garage site and had entered into an agreement to sell the site to a developer. To secure vacant possession the owners served notice on the tenants but they challenged this in the courts on the grounds that, amongst other things, there was no reasonable prospect of planning permission being granted.

At that time planning permission had been refused and a planning appeal was pending. A member of Alder King Planning Consultants was appointed to prepare an expert planning witness statement and to give evidence to the court in due course.

The evidence was prepared and presented having regard to the relevant formalities for such documents and addressed the key point i.e. whether there was a reasonable prospect of planning permission being granted for the redevelopment. It concluded that having regard to relevant planning policy and agency advice in respect of the availability of alternative sites that a reasonable prospect of redevelopment existed.

However, partly having regard to the evidence set out, the tenants settled with the owners out of court and vacant possession was secured. Subsequently the planning appeal was allowed.