

**alder king**

PLANNING CONSULTANTS



## Planning Consultancy Services

Creative solutions to complex issues



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“Our approach is positive, flexible and innovative, designed to deliver the professional expertise and advice that is needed to overcome the complexities and hurdles of today’s planning process.”

**Nick Tyrrell**  
Partner and Head of Planning Department

## Maximising potential

**For anyone owning or investing in property, planning issues play a key role in determining whether you will be able to maximise the development potential and value of property or land. Whether you need to obtain planning permission, protect your existing property/land assets or are negotiating with a local authority on policy, Alder King LLP can help.**

Alder King is a leading multi-disciplinary property consultancy, advising clients nationally from seven regional offices across the South West and South Wales. We offer a full planning service through Alder King Planning Consultants - our independent but associated planning unit.

Working with an increasingly diverse range of clients in both urban and rural environments, we provide creative solutions to complex planning and property related issues. From initial advice on strategy to streamlining delivery, we aim to maximise value and minimise cost at all stages of a project, adding value to the planning and development process.

Our approach is positive, flexible and innovative, designed to deliver the professional expertise and advice that is needed to overcome the complexities and hurdles of today’s planning process.

# Development consents

Keeping up-to-date with policy and legislative procedures, coupled with in-depth knowledge of local planning policy, is essential. Alder King's planning team has extensive experience of planning application procedures achieved within the local authority environment.

We keep up-to-date with market, policy, legislative and case law developments and we provide practical and commercially robust pre- and post-application advice on proposals and appeals, tailored to meet site-specific and policy constraints.

We are experienced in all aspects of planning and related applications and appeals, including:

- Pre-application advice in relation to planning law, procedures, application and obligation requirements, strategy and tactics
- Urban design advice, review of masterplans and sustainability issues
- Advice on the lawfulness of existing or new proposals
- Advice on enforcement or CPO Notices
- Review of local authority or appeal decisions
- Preparation and submission of planning applications
- Project management, monitoring and negotiation, including planning obligations
- Presentation to Committees and Design Review Panels
- Public consultation and the drafting of Reports of Community Involvement
- Preparation, submission and prosecution of appeals and appearing as expert witnesses
- Advice on enforcement, Lawful Development Certificates and Compulsory Purchase Orders.



# Planning policy

**The Regional Spatial Strategy is now a formal part of the Development Plan.**

Alder King Planning Consultants have extensive experience of policy research and formulation and the promotion of land for development, through the development plan system.

We are able to advise how best to make representations regarding existing or proposed landholdings and/or specific development proposals. Our strengths lie in:

- Our thorough understanding of the new planning policy process
- Team members with in-house local authority experience
- Up-to-date knowledge of likely central Government policy changes
- Research skills, to determine the current position with regard to any Regional Spatial Strategy and Local Development Framework for any new planning application or development proposal.

We use this knowledge to advise on likely settlement growth areas or significant policy changes that could influence strategic land acquisitions or decisions.

# Appeals and Inquiries

**Alder King's planning team offers professional advice, organisation support and expert witnesses across a wide spectrum of planning issues and procedures, including Planning and Listed Building appeals, Lawful Development Certificates, Enforcement and Compulsory Purchase.**

We operate across the three forms of planning appeal: Written Representations, Hearings and Public Inquiries, and also in relation to the drafting of written statements and proofs of evidence for Development Plan examinations and other planning proceedings.

Our planning appeal and expert witness work encompasses:

- Pre- and post-planning application refusal advice on the likelihood of success at appeal
- Advice on threatened or actual enforcement action
- Preparation and submission of appeals
- Drafting expert witness proofs of evidence and written statements
- Drafting or coordinating comments on Statements of Common Ground
- Due diligence assessment of proofs of evidence
- Preparing, submitting and managing Hearings and providing expert witness testimony at Public Inquiries
- Advising on issues surrounding the Costs regime, including whether a claim should be made or may need to be defended
- Drafting planning witness statements in relation to prosecution or other court proceedings, and appearing in court, if necessary
- Directly instructing barristers, as appropriate, and providing written instructions.

## Urban Regeneration

**Alder King's planning team has extensive experience of regeneration projects and major mixed use developments.**

We tailor the planning strategy to reflect the scale and complexity of the project, focusing on a number of activities including:

- Site appraisal and identification of likely constraints/opportunities
- Sustainability reviews
- Background studies and detailed site analysis
- Preparation of supporting documents
- Evaluation of site history/previous proposals and plans
- Submission of planning/other relevant applications
- Meetings with relevant authorities
- Negotiating S106 agreements
- Development strategy, team building and project management
- Presentations to Committee and others as required
- Advice on Compulsory Purchase Orders, where relevant
- Monitoring progress and negotiations post submission of applications including discharge of conditions.
- Consultations with stakeholders and the general public



# Consultation

**Early consultation can substantially reduce the time and cost that might otherwise be needed to resolve unforeseen problems at the planning application stage.**

Alder King's Planning team have excellent experience and knowledge of devising, arranging and managing stakeholder and public consultation programmes.

For a straightforward application, it may only be necessary to consult with the local authority's statutory consultees and immediate neighbours. For a complex application or a major regeneration project, a local authority is likely to require agreement on a specific consultation strategy and a Report of Community Involvement to accompany the application.

At this level, we prefer to engage individual community members through a variety of means, including:

- Stakeholder events and workshops, where we outline the proposals, provide the opportunity for discussion in small groups, and host a question and answer session
- Questionnaires, inviting stakeholders to express their views on the development proposals
- Written and verbal feedback direct and/or via a website.

Whatever the method adopted, we specialise in tailoring the consultation process with a view to advancing proposals to the planning application stage as quickly and cost-effectively as possible.



## Project Team Management

**Alder King's planning consultancy team co-ordinate projects across the planning spectrum, including residential, commercial, employment, leisure and mixed use.**

We advise on the appropriate make-up of the development team and coordinate the activities of team members (as sub-consultants if required) throughout the application process.

In particular, we offer the following services:

- Initial advice on the appropriate scale of development/land uses for the location, identifying other factors affecting feasibility or viability
- Project team review and appointment, either direct to the client or as sub-consultants to Alder King, if preferred
- Project team management and ongoing coordination
- Commissioning and review of background studies and reports, as appropriate
- Devising, organising and managing public consultation
- Regular formal or informal reporting, as required
- Acting as conduit between the professional team and the local planning authority
- Appointing and instructing barristers direct on appeal work or where formal legal advice is required.

We can advise on all of the above and negotiate on your behalf as necessary. Our project team management service, whether combined with the planning consultant role or not, can be tailored to reflect the scale and complexity of your project and specific requirements.





# To find out more

Give us a call

**0117 317 1000**

Or visit our website

**[www.alderking.com](http://www.alderking.com)**

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