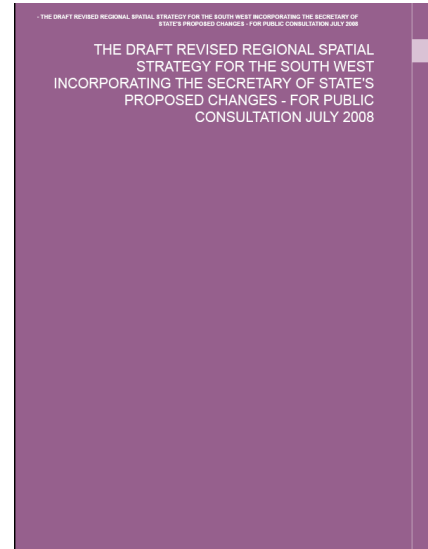


PLANNING CONSULTANCY : Planning Policy Representations



Alder King's planning team has extensive experience of making representations on planning policy documents and the promotion of land for development through the development plan system. We have worked with private sector clients at all scales, from householder through to national developers, and also for public sector clients, to include Local Authorities and Statutory Consultees.

In particular Alder King Planning Consultants have been appointed by British Waterways to respond to Local Planning Authorities' planning policy consultations on behalf of British Waterways, in its capacity as a statutory consultee, landowner and navigation authority.

Representations made on Local Development Framework documents include: Statements of Community Involvement; Core Strategy, Development Policies and Site Allocations Development Plan document's (DPD's); Area Action Plans (AAP's) and Supplementary Planning Document's (SPD's) relating to topics relating to Design, Open Space, Affordable Housing and Planning Obligations. These representations have been made on LDF's for district, borough, unitary and county council's to include Minerals and Waste Development Plans.

Members of Alder King's Planning consultants have made representations on different Local Authority's Development Policies DPD (to include: Chelmsford, London Borough of Brent, London borough of Camden and London Borough of Tower Hamlets) to ensure the policies are clearly legible, reasonable, in accordance with the appropriate Regional Spatial Strategy and other material planning considerations, and support or promote the principles and policies of the organisation for which we were making representations for.

We have also made representations on other policy documents such as Conservation Area Appraisal's; Planning Briefs for individual site and Strategic Housing Land Availability Assessments (SHLAAS's).

In addition representations have been made on the Regional Spatial Strategy which is now a formal part of the Development Plan. This new, emerging Regional policy and other recent planning legislation emphasises the need for development proposals to comply with soundly based policy. This has emphasised the value of early and co-ordinated participation in policy formulation. In particular the RSS states that Local Development Framework documents should ensure that planning policy is more responsive to changing physical and economic circumstances. As a result, participation through written representations and formal examinations is now a critical part of any land promotion or development proposal.

Alder King's planning team are able to advise how best to make representations in respect of existing or proposed landholdings, specific development proposals and / or influencing policy documents with respect to an organisation's agenda. In particular:

- ▶ We have a thorough understanding of the new planning policy process;
- ▶ We have team members with local authority/ statutory consultee experience;
- ▶ We maintain a working knowledge of possible and imminent Central Government policy changes;
- ▶ We can research the current position with regard to any Regional Spatial Strategy and Local Development Framework for any new planning application or development proposal;
- ▶ We will use this knowledge to advise of likely settlement growth areas or significant policy changes that could influence strategic land acquisitions or decisions in relation to existing developed sites or existing property portfolios;
- ▶ We are able to advise on the likelihood of a positive land allocation being achieved, the probable time scale and the likelihood of planning permission being granted;
- ▶ We can make written representations on the client's behalf where necessary and negotiate / or appear as Expert Witnesses at formal examinations as necessary;
- ▶ We can monitor individual or multi local authority policy proposals, including emerging Supplementary Planning Documents, and provide update bulletins / tactical advice as appropriate.