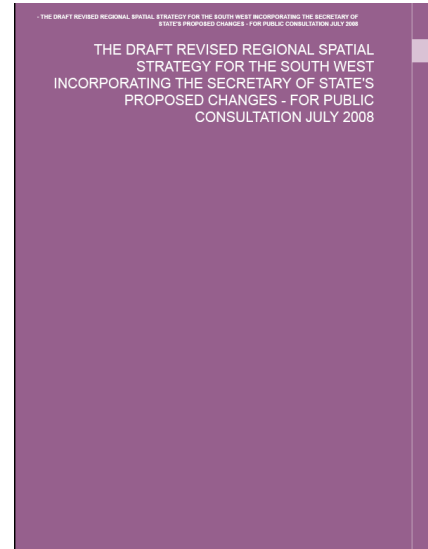


PLANNING CONSULTANCY : Planning Policy



Alder King's planning team have extensive experience of policy research and formulation and the promotion of land for development through the development plan system. 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.

The Regional Spatial Strategy is now a formal part of the Development Plan. New, emerging 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 and / or specific development proposals. In particular:

- ▶ We have a thorough understanding of the new planning policy process;
- ▶ We have team members with local authority 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.