

CGMS: PLANNING CONSULTANCY ADVICE TO LOCAL PLANNING AUTHORITIES

In response to the February 2006 Report by the Audit Commission into the planning system, as London's largest independent planning consultancy, CgMs can provide the following planning advice to Local Planning Authorities in discharging their planning duties and in meeting their targets as set by the ODPM.

- **Independent advice on major residential and mixed use applications**

We fully understand the complexities of the planning issues relating to large scale mixed use developments. We have extensive track record working with the UK's major house builders, retailers and commercial developers.

We can also project manage major schemes with other specialists in order to negotiate outstanding issues.

However, unlike planning advisors within surveying firms, we have no conflicts of interest in order to protect the firm's other commercial interests.

In short, our advice is independent and impartial.

- **Section 106 negotiations**

We can provide you with expertise relating to the negotiation of complex section 106 agreements. For example, the negotiations might focus upon the developer's assertion that the development cannot provide the sought the community benefits specified in planning policy because the scheme then becomes unviable.

We can undertake development appraisals on your behalf to test whether this is indeed the case and lead the negotiations to ensure that the development does deliver local community benefits, including the provision of affordable housing, whilst still ensuring the scheme's viability and implementation.

- **Expert Witness**

We can act as your expert planning witness so as to free up senior officer time at planning appeals, local plan inquiries as well as Compulsory Purchase Orders. Our planning team has considerable expertise in providing planning evidence and instructing Counsel, as well as working with other professionals in presenting an integrated and comprehensive planning case.

- **Listed Building Advice**

We note that the Audit Commission considers that some Local Planning Authorities are seeking to assess listed building applications themselves without consulting English Heritage. However, the report highlights that this does have resource implications to Council's already struggling with capacity.

We can help you on this matter as we have London's largest independent and dedicated historic building team.

- **Mediation/Dispute Resolution**

We can also assist in unlocking complex and controversial situations between the Local Planning Authority and developers/landowners by acting in an independent capacity. As an independent third party we can focus on desired outcomes and assist parties in reconciling opposing positions.

If you would like to know more about CgMs, our track record in providing independent planning, historic buildings and archaeological consultancy advice and how we can specifically help you, then please see our web site at www.cgms.co.uk and also contact either:

Erica Mortimer BA (Hons) FRTPI FRSA

Tel: 020 7832 1465

Email: erica.mortimer@cgms.co.uk

Mike Straw BA BTP MRTPI

Tel: 020 7832 0252

Email: mike.straw@cgms.co.uk

Tony Collins MRICS MRTPI MCIT MEWI MILT

Tel 020 7832 0254

Email: tony.collins@cgms.co.uk

Jonathan Edis MA Phd MIFA IHBC

Tel: 020 7832 1485

Email: jonathan.edis@cgms.co.uk

LONDON OFFICE

Morley House
26 Holborn Viaduct
London
EC1A 2AT

Tel: 020 7583 6767
Fax: 020 7583 2231

CHELTENHAM OFFICE

Burlington House
Lypiatt Road
Cheltenham
GL50 2SY

Tel: 01242 259290
Fax: 01242 259299

KETTERING OFFICE

Ragsdale
1 Church Lane
Great Cransley
Northants NN14 1PX

Tel: 01536 790447
Fax: 01536 799378