



# Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

## Housing Team

### CgMs Experience

CgMs has extensive experience working on housing projects throughout the country advising the UK's leading volume housebuilders, other residential developers including Registered Social Landlords and providers of specialist accommodation for the elderly and students. We also advise landowners and investors.

### How can CgMs help?

Planning policy towards the location and type of housebuilding has changed over recent years with increasing emphasis for high quality, high density and sustainable development on highly accessible brownfield sites. Continuing changes in national legislation and market conditions provides challenging opportunities for all involved in the delivery of 3million new homes by 2020.

The CgMs housing team provides expert advice to all involved in residential development by undertaking the following specialist advice:

- Pre-acquisition site and scheme appraisals so as to the prospects of obtaining a residential planning permission and planning strategy to maximise prospects of a consent.
- Providing advice to the design team in relation to the sustainability of the development in terms of its density, layout, external appearance, scale, massing and access to the development, as well as renewable energy requirements.
- Whether planning permission is required to change the use of the building.
- Advising on the mix of housing types - from flats to family housing. Negotiating the % of the affordable housing requirement and tenure mix.
- Negotiating other "heads of terms" that might be required as part of the section 106 agreements, including provision of education and health financial contributions.



- Project management of the planning application process, working in association with other members of the client team in the preparation, negotiation and submission of the planning application and supporting documents, including environmental assessments and design and access statements.
- Viability appraisals utilising Tool Kits as prescribed by Local Planning Authorities.
- Giving expert planning evidence at appeal.
- Submission of representations to core strategies and site allocation development plan documents within the Local Development Framework in support of proposed site allocations.
- Regularly updating clients on important planning matters that affect residential development.

In all cases we will advise on the planning strategy and its associated timing and cost implications so as to maximise the prospects of a negotiated consent either directly from the Local Planning Authority, or if required the prospects, costs and timing implications of taking the application to appeal.

## Residential Instructions

- Barratts
- Berkeley Group
- Countryside Properties
- Crest Nicholson
- Fairview Homes
- Galliard Homes Ltd
- Goldcrest Homes
- Kitewood Estates
- Metropolitan Housing Trust
- Taylor Wimpey
- Telford Homes
- Unite
- Wates
- Woodhall Properties

## Examples of Cases

**Bee Bee Developments** - Eastfield Urban Quarter, Wellingborough.

**Building Partnerships** - Norwich, Rackheath, proposed eco town.

**Countryside Properties** - Medway College Site, Chatham.

**Crest Nicholson** - Strategic site allocation, land west of Cheshunt

**Goldcrest Homes** - Various sites.

**Hexagon Housing Association** - Falcon Works, Bermondsey.

**Southern Housing Group** - Commercial Road, Limehouse.

**Telford Homes** - Wanstead, Redbridge



## Key Contacts

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