



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Local Development Orders - an alternative approach to overcoming planning obstacles in the delivery of education.

Is the planning system adversely affecting your ability to deliver improvements to your college or university estate?

If this sounds familiar then maybe its time to start considering a "Local Development Order"(LDO). This is because within an area so identified, you would not need planning permission and can develop and use the property assets for what you like, when you like, within the restrictions laid down in the LDO.

The advantages to Estate Directors in having an LDO in place is that there is:

- No need to apply for planning permission for specified works, including, for example, extensions to existing teaching buildings and the development of new buildings for education and related uses.
- Saving you time and money, thereby enabling you to provide improved facilities throughout your property estate without undue interference from the Council.

What type of development could be permitted within an area of land subject to an LDO?

Anything that meets your future property requirements.

For example, the LDO could be for:

- Extensions to existing buildings for teaching, research, administration, workshops or storage.



- Development of new facilities and buildings for education use within a specific size range, including student accommodation.
- Changes affecting the external appearance of existing buildings - for example, new entrances, windows, signage, cladding, air conditioning equipment.
- New car parking, vehicular access and service arrangements within and to the campus/estate.

How do I get an LDO in place?

Ideally you need to make representations to the policies of the new development plan by seeking to have your site(s) identified as being subject to an LDO. Existing, old style, development plans - such as "Borough/District Wide" plans or "Unitary Development Plans" are being replaced by "Core Strategy" and "Site Specific" Local Development Documents. Many are being prepared this year.

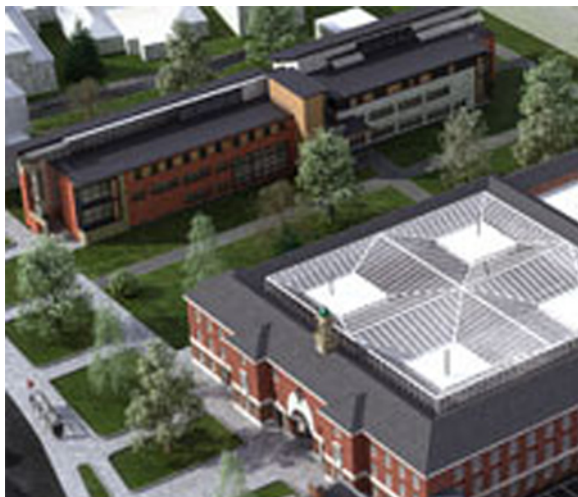
The specific details of what development does not require planning permission within the LDO is then negotiated directly with the Local Planning Authority.

Why should I do this?

Because if you do not make representations to the emerging policies of the new style development plans at the right time, you may miss the opportunity to have your site(s) identified as being subject to an LDO.

In the meantime, the Government is placing much more emphasis on the need for the planning system to deliver more effectively new jobs, affordable housing and services meeting the needs of the local community. This is to be achieved by speeding up the planning process and removing the need to have to apply for planning permission for minor works, yet essential for the delivery of new jobs and services for the local community.

Given this Government advice and the downturn in the economy, Local Planning Authorities will need to be receptive to representations to their new style development plans seeking LDO designations.



How can we help you?

In association with our property advisors NB Real Estate our team can help you by:

- Identifying the appropriate plan where representations need to be made.
- Identifying when these representations can be made.
- Providing advice as to how to maximise the prospects of having the LDO included within the development plan for your sites.
- Negotiating the specific type of development with the Local Planning Authority which would not be subject to the requirement of planning permission within the land identified as being subject to the LDO.
- Appraising the value of the assets involved.

- Appraising and marketing any 'commercial' element included in any development proposal.
- Appraisal and marketing of any property identified for sale to finance subsequent development.
- Procurement of the professional team and Project managing the building works.
- Negotiating the rateable value of the property.

For further details please contact:

Chris Hicks

Planning Director, CgMs Consulting

Email: chris.hicks@cgms.co.uk

Tel: 020 7832 1474

Mike Straw

Planning Director, CgMs Consulting

Email: mike.straw@cgms.co.uk

Tel: 020 7832 0252

Andrew Sell

Director, Development and Mixed Use, NB Real Estate Group

Email : asell@nbrealestate.co.uk

Tel: 020 7544 2152



For more information about the two firms and their track record please visit their respective websites at www.cgms.co.uk and www.nbrealestate.co.uk

LONDON

MANCHESTER

EDINBURGH

BIRMINGHAM

CHELTENHAM

NEWARK

KETTERING