



## Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

### Having a planning nightmare? - then time to get a Local Development Order!

Fed up with those planners creating obstacles, adding unnecessary costs and delays to managing your operational requirements to improve your port facilities?

If this sound familiar, then maybe its time to start considering a "Local Development Order." Why? - because within an area so identified, you do not need planning permission and you can develop and use the ports property assets for what you like, when you like within the restrictions laid down in the LDO.

The advantages to the port authority of having an LDO in place is that there is:

- No need to apply for planning permission for specified works so as to meet your estate strategy to improve operational performance of the port..
- Increased certainty of what development can and cannot be undertaken, thereby saving you time and money and enabling you run your port without undue interference from the Council.

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

Anything that you consider meets your port's future operational business needs.

For example, the LDO could be for:

- Extensions to an existing warehouses, or other buildings.



- Changes of use - for example, free interchange between all of the Class B (Business/Industrial/Warehouse) uses and open storage.
- New cranes and other port specific operational development.
- Changes to the external appearance of buildings - for example, new cladding, entrances, windows, signage.
- New car parking, access and service arrangements within and to the port.

### How do I get an LDO in place?

By seeking to get your port within the development plan as being subject to LDO. The specific details of what development does not require planning permission within the LDO is then negotiated directly with the Local Planning Authority.

### What do I need to do now?

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

## 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 will miss the opportunity to seek to have to your port identified as being within an LDO.

The LDO, once in place, will enable operational requirements within the port to develop without the undue interference from the Local Planning Authority. These works are often minor and yet essential for the port's future operational development. Nevertheless under the current system these works would require planning permission and can be time consuming and costly to have in place the necessary consents.

In the meantime, the Government is placing much more emphasis on the planning system to deliver jobs and future major infrastructure projects, including the future development of ports. The designation of the existing port as being subject to an LDO within the development plan can be seen to be a complimentary measure to these wider Government objectives.

As a result Local Planning Authorities will need to be receptive for representations for the designation of the existing port as being subject to an LDO where clear advantages can be demonstrated.

## How can CgMs and NB Real Estate help you?

Our commercial team can work with you in making the necessary representations 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 getting the LDO included within the development plan.

- Negotiating with the Local Planning Authority the specific type of development within the port which should not in the future be subject to the requirement of planning permission.
- Provide property market advice so as maximise the value of the port's property assets.

## For further details please contact:

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For more information about the two firms and their track record please visit their respective websites at [www.cgms.co.uk](http://www.cgms.co.uk) and [www.nbrealestate.co.uk](http://www.nbrealestate.co.uk)

