



# Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

## CgMs Planning Consultancy

The CgMs planning consultancy team provides specialist independent and commercially sound planning advice. Our team works for both private and public sector clients and we advise both landowners, occupiers, developers and investors in all the key property sectors.

We work in both town and city centres, as well as out of town and rural locations throughout the UK. Our planning consultancy advice is tailor made for each client, reflecting their different needs and priorities in the development of their land and property assets.

### Planning Consultancy Services

Our planning consultancy services are designed to lead our clients through the complexities of the development process. We tailor our solutions to each client's needs and we provide a cost effective and responsive approach to instructions.

We deal with all aspects of planning & development process, but our "core" planning consultancy services are:

- Planning appraisals - advice on the prospects of obtaining planning permission and the planning strategy so as to maximise prospects of obtaining planning permission.
- Submission of representations to the development plan documents, including core strategies, site allocation development plan documents, supplementary planning documents and site development briefs to promote sites through the plan making process.
- Planning advisor and manager of the planning process and strategy in the preparation, submission and negotiation of the necessary planning applications.
- Retail need and impact assessments in support of planning applications for edge or out of town retail developments.
- Preparation and co-ordination of the technical supporting information to the planning application, including Environmental Assessments, Design and Access Statements and other Planning Supporting statements in partnership with other specialist consultants.



- Undertaking affordable housing toolkit assessments in support of the negotiations for the quantity and type and mix of affordable housing.
- Instructions to Counsel and co-ordinator of the appeal team.
- Expert planning witness at both planning appeals and enforcement appeals.
- Provision of affidavits and planning evidence in support of compulsory purchase and arbitration disputes.
- Negotiating the heads of terms for section 106 agreements, including development viability assessments where required to justify the proposed level of contributions.
- Provision of "sequential" and "exception test" assessments as part of the Flood Risk Assessments.
- Public consultation and political lobbying in response to and in support of planning applications.

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.

## Recent Instructions

### Residential Developers

- Countryside Properties Plc
- Fairview Homes
- Crest Nicholson
- Goldcrest Homes
- Bellway Homes
- Barratts
- Taylor Wimpey
- Berkeley Homes
- Bovis Homes
- Redrow
- Unite

### Retail and Leisure

- Tesco's
- Boots
- Next
- Toys R Us
- Land Securities

### Commercial Developers

- Helios Slough
- Land Securities
- British Land

### Public Sector

- Home Office
- Metropolitan Police
- British Transport Police
- Royal Mail

### Landowners and Investors

- CBRE Investors
- Legal and General
- Network Rail
- Rock

### Energy Suppliers

- National Grid
- Npower Renewables



## Specialist Planning Teams

Reflecting our client's core business and the property market, we have specialist planning teams. These teams have an extensive track record in advising client's whose core business is in property development within that specific property market sector.

The specialist planning teams are as follows:

### Housing Team

### Retail and Leisure Team

### Commercial Team

### Public Sector Team

### Energy Team

### Rural Planning Team

## Contacts

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