



# PLANNING CONSULTANCY

Local knowledge, national expertise.

**Knight Frank**



## OUR APPROACH

*Planning is a positive process and good planning delivers in abundance.*

Planning is the central component of the development process, improving both the quality of our built environment and asset value. This is the perspective from which Knight Frank provides a specialised planning consultancy service. We advise on all types of property assets and cover each stage of the development process from acquisition to management and disposal.

Our commercially focussed Planning team has the experience and expertise to deal with a range of complex and challenging development issues. We protect and enhance the position of our clients through an awareness of their short and long term objectives, thus unlocking property and investment value.

Thoroughly involved with all aspects of the planning and development process, our consultants help to steer change at both the local and national level, regularly commenting on evolving legislation. This knowledge and expertise ensures our clients are kept fully informed of potential opportunities and pitfalls.

# OUR SERVICES

*Knights Frank's Planning team provide a comprehensive range of services across the development spectrum.*

## **Planning Applications and Negotiations**

We provide leadership throughout the application process, from scoping the project content to managing the project team. We adopt a proactive approach to meeting our clients' objectives and securing planning permission in the quickest time possible.

## **Strategic Planning and Estates Management**

Adopting the right planning strategy is key to unlocking site value. We identify how to best meet our clients' objectives, ensuring they are fully informed of the key planning opportunities and constraints, the likely time and costs involved, and potential risk areas.

## **Influencing Emerging Planning Policy**

We ensure that landowners protect and enhance their investments by making appropriate representations to secure the most beneficial position on emerging policies.

## **Planning Appraisal and Development Advice**

Planning appraisals can be the catalyst for unlocking value from development sites. We identify the opportunities and constraints associated with the policy framework, and provide a commercially focussed planning strategy for achieving our client's end goal.

## **Heritage Advice**

Developments involving heritage assets require expert and credible analysis. Knight Frank has extensive experience of working within Conservation Areas, on Listed Buildings, Scheduled Ancient Monuments and World Heritage Sites.

## **Stakeholder and Community Engagement**

We regularly advise our clients on stakeholder engagement strategies to work with Local Authorities, interest groups and neighbours, to ensure that development proposals are managed sensitively and successfully.

## **S106 Negotiation**

Where a planning permission requires a legal agreement to secure mitigation of site specific impacts, we advise our clients and negotiate the heads of terms in the quickest possible timeframe whilst keeping potential financial outlay to a minimum.

## **Planning Due Diligence**

We undertake full planning due diligence to advise on lawful use, compliance with existing planning conditions and comment on changes that may be made without the need for planning permission.

## **Planning Appeals**

Although we work closely with Local Authorities to secure planning permission wherever possible, from time to time it is necessary to appeal. We advise on the most appropriate appeal procedure working closely with planning barristers and the appeal team and often acting as Expert Witness at public inquiries.

## **Sustainability Appraisal and Renewable Technologies**

Sustainability impacts on all aspects of development and opportunities for renewable technology are growing all the time. We work closely with our in-house renewables and sustainability teams to advise on appropriate best practice as well as standards and requirements to be met.

# URBAN DEVELOPMENT

*For many parts of the country, the most suitable land assets for development will be located in urban areas.*

The United Kingdom is one of the most urbanised countries in the world, with over 90% of the population choosing to live in our towns and cities. It does, however, give rise to a number of specific constraints which must be addressed to ensure we maintain a high standard of built environment.

The pressure for new development is substantial and it is arguably best-suited for existing urban areas. Yet the constrained nature of many sites intensifies the issues arising from development. Schemes may risk increased overlooking, traffic or noise pollution whilst previously developed land may also have plot restrictions or contamination.

## Key Considerations

Knight Frank perceive site constraints as challenges, not obstacles. They can almost always be mitigated and addressed to yield high quality and viable development. Achieving this requires in-depth understanding of the issues at hand. At Knight Frank we work seamlessly with a range of consultants, managing the planning and design process by engaging the required specialist inputs as projects progress. We work to build consensus across the project team – including Local Planning Authorities – to help prepare an agreed approach.

## Case Study

*80 – 93 Newington Causeway, LB Southwark.*

Demonstrating clearly how even highly constrained sites can deliver is Knight Frank's permission for 89-93 Newington Causeway. A former bank, this small 0.026 hectare site sits adjacent to a railway and main road at the entrance to the Elephant and Castle regeneration area. Key concerns of development included noise, air quality and sustainability.

Rather than dismiss the property, the team focussed upon delivering a new landmark building embodying high standards of architecture and urban design. In doing so, Knight Frank's Planning team worked alongside renowned architects to secure planning permission for 38 residential units, with office and retail space. This accommodation is arranged across a strikingly designed 22 storey tower which will provide a gateway to the Elephant and Castle regeneration area.



Urban areas – delivering great architecture amid competing land use pressures.

# REGENERATION

*Regeneration is one of the most important issues facing our urban and rural areas today.*

Regeneration is about helping turn around those areas facing decline, revitalising and reequipping them for the future. Whether following a site-specific or far broader approach, bringing an urban renaissance to our towns and cities requires a thorough understanding of the site specific issues and clear evaluation as to how these can be addressed.

Knight Frank's planning team regard this as a positive process, with the ability to embody the principles of sustainable development and resulting in both prosperous and balanced communities. Our team have far reaching experience of managing this rejuvenation.

## **Key Considerations**

Although we work closely with Local Authorities to secure planning permission wherever possible, from time to time it is necessary to appeal. We advise on the most appropriate appeal procedure working closely with planning barristers and the appeal team and often acting as Expert Witness at public inquiries.



## **Case Study**

*North Wharf Gardens,  
City of Westminster.*

Knight Frank's Planning team prepared and submitted an application for the redevelopment of the former North Westminster Community School at Paddington, Westminster. The site had become surplus to requirement and was to be disposed of by Westminster City Council, who were keen to ensure a high quality scheme on the site which would contribute to their wider objectives and those of the Paddington Opportunity Area.

Working with the Council, alongside Terry Farrell and Partners, Knight Frank's Planning Team managed the process from the outset to realise the 'best value' scheme which achieved the Council's wider objectives whilst maximising the value of the site. This resulted in approval for 434 units of residential accommodation and approximately 20,000 sqm of commercial space with a broad range of community facilities.

Regeneration – securing real opportunities in areas of most need.

# ESTATES MANAGEMENT

*Despite the growing population of our towns and cities, the vast majority of land remains in a wholly or partially rural setting.*

Facing substantially different issues, these areas share the need for homes and jobs but face a planning system which has to balance this against requirements for environmental protection and sustainable development.

Large estates offer substantial opportunity, but must be approached through a sensitive planning strategy. Knight Frank has a firm understanding of rural estate issues and how these can impact upon viability, particularly with regard to an often restrictive policy context arising from Listed Buildings or the Green Belt. We work to find solutions which may relate to management or development of an estate, both of which are achievable in a way which enhances and conserves their rural and often traditional context.

## Key Considerations

Time is a crucial planning consideration for rural estates, as immediate action is often required to ensure their longevity. This involves review of both aspiration and short term opportunities. It may include the revitalisation of derelict property and installation of renewable energy facilities, or longer term strategies for conservation and development.



**Estates – establishing a lasting legacy in sensitive circumstances.**

## Case Study

*Welbeck Estate,  
Nottinghamshire.*

Welbeck is one of the country's foremost landed estates, including some 18,000 acres on the Nottinghamshire/Derbyshire borders. Here, Knight Frank's Planning team has advised on a planning strategy for the re-use of some 30,000 sq m of vacant and underused historic buildings, including Grades 1, 2\* and 2 all set within a Grade 2 registered park.

Following almost 60 years of occupation as the Army's Sixth Form College, the Army vacated the site in September 2005 leaving numerous vacant and underused buildings. Knight Frank was instructed to produce a Planning Strategy document in co-operation with Bassetlaw Council, which set out the context within which new uses could come forward. The strategy promotes a 'Vision for Welbeck' as a place where new businesses can be developed in an unparalleled historic environment. Subject to widespread consultation, it has since formed the basis for a number of planning applications to implement the strategy on a phased basis.

# PLANNING STRATEGY & SITE PROMOTION

*One of the key objectives of the planning system is to regulate the supply of land available for employment and residential uses.*

To ensure that the most appropriate sites are brought forward for development, Local Authorities undertake wide-ranging assessments to establish site suitability and land owners have an important part to play in this process.

It is only by controlling the supply of land that we can guarantee the delivery of much needed homes and jobs. The first step for any landowner is therefore to open dialogue with the Local Authority and understand the context in which their property will be considered. It is then necessary to remain engaged at each stage of the process, providing the evidence that demonstrates how it could be both deliverable and developable.

## Key Considerations

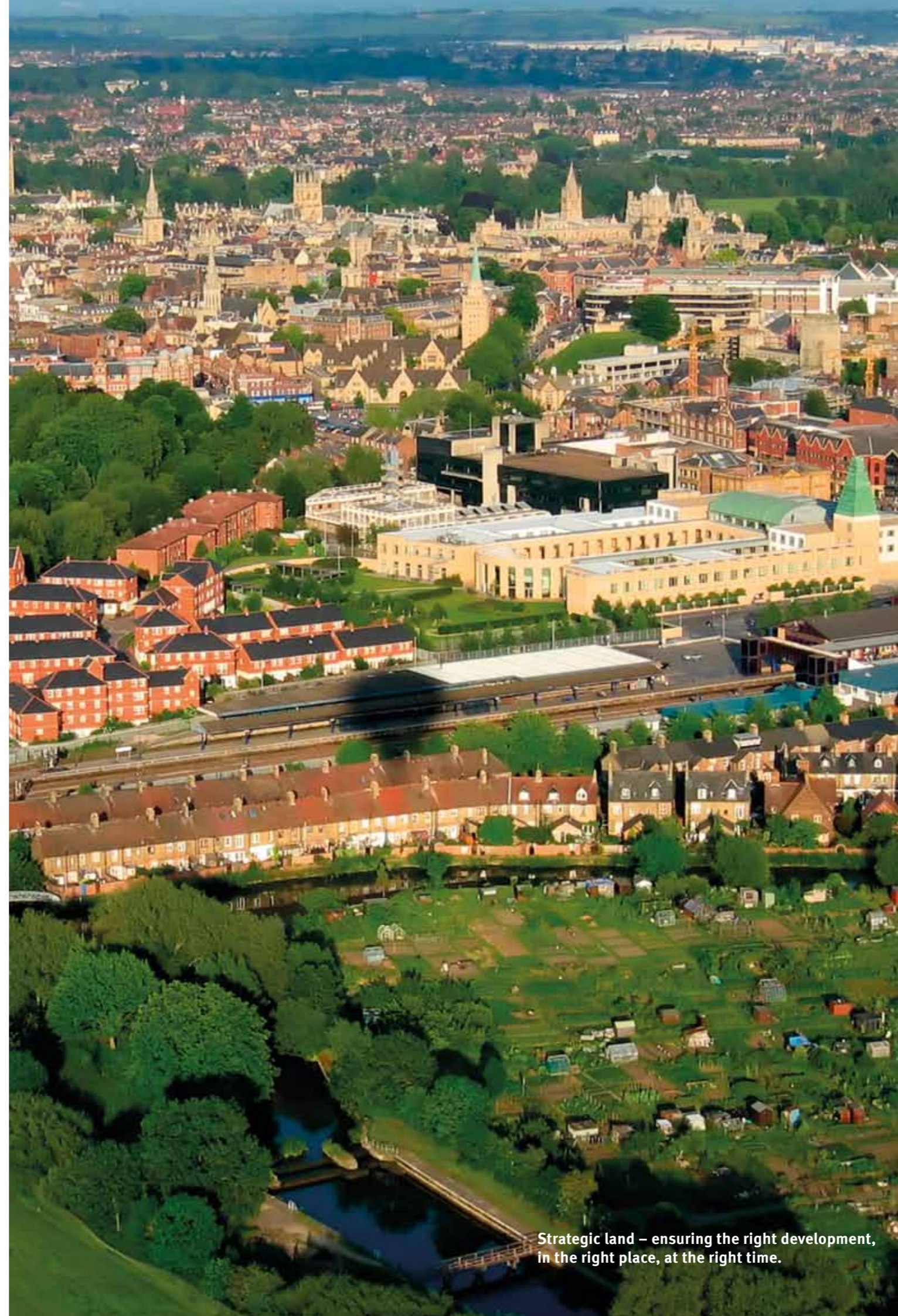
There are two important elements to site promotion which include (1) open and honest dialogue with the Local Authority at each stage, and (2) an understanding of the site's opportunities and constraints. As the process moves forward, more detailed information will be required to provide evidence in support of each site.

## Case Study

*South East Quadrant, Lincoln.*

Working on behalf of Jesus College in the University of Oxford, Knight Frank's Planning team provide a range of strategic planning advice, including the potential for an urban extension of 3,250 homes to the City of Lincoln.

This involves review of the various joint-venture strategy proposals and targeted advice as to site promotion, highlighting opportunities for involvement and requirements for additional work as appropriate. A long-term promotion, regular monitoring and reporting of the area's political and policy context is central to ensuring that proposals respond to and capitalise upon changing considerations of the site.



Strategic land – ensuring the right development, in the right place, at the right time.

# LISTED BUILDINGS & CONSERVATION AREAS

*The planning system uses a range of statutory powers to preserve and enhance the architectural and historic interest of certain assets.*

This is achieved through the designation of Listed Buildings, Conservation Areas and Directions. Together these provide an additional tier of assessment and consideration for proposals affecting the built environment.

When works are proposed to Listed Buildings or within Conservation Areas these may require specific consent from the Local Authority. Knight Frank has extensive experience of dealing with such issues and is able to provide specialist advice on the approaches to property covered by such designations.

## **Key Considerations**

The use of particular planning powers is not intended to prevent development, nor restrict modern architecture, but ensure that which occurs is sympathetic and considered. Quality is therefore the defining theme which underpins applications for consent. The foundation of good design must come from recognising the importance of a heritage asset, with proposals incorporating this in a sensitive manner.



## **Case Study** *Bristol Old Station, Bristol.*

Bristol Old Station is a Grade 1 Listed Building designed by Isambard Kingdom Brunel and completed in 1841. The station is the world's earliest surviving railway terminus and includes the original passenger engine and carriage sheds. The functional space, as designed by Brunel, is almost entirely intact and the property has been nominated as a World Heritage Site.

Knight Frank's Planning team were instructed to advise on the re-use and re-development potential of the property, preparing a Strategy Paper to provide the Trustees with an assessment of the site and a clear focus on how best to maximise development of the site. This involved a range of recommendations which made specific reference to the buildings historic character, surroundings and potential.

**Heritage assets – protecting our  
past whilst looking to the future.**

# SUSTAINABILITY & RENEWABLE TECHNOLOGIES

*Sustainable development is the core principle underpinning planning.*

The concept of sustainability is increasingly enshrined within both policy and new development. Sustainable development not only helps achieve a low-carbon future, but also provides a financially attractive investment opportunity – whether as stand alone schemes or part of wider district infrastructure.

Knight Frank's Planning team is able to advise in detail on renewable energy and sustainable development issues. We have provided both industry and academic advice, with practical experience of delivering schemes on the ground. In this respect, we stand out as being one of the few commercial property practices with this key specialism. We are also well-equipped to navigate the planning policy context of proposals with detailed knowledge and specialist inputs. This comes directly from working with our dedicated sustainability and renewable energy teams.

## Key Considerations

Central to understanding sustainability is an holistic approach which considers both the wider policy context and site specific issues. Whilst sustainable development is defined broadly, the level of detail required becomes highly technical when assessing the design and implementation of schemes. It is for this reason that wide-ranging knowledge and close working with specialist professionals is essential to delivering genuinely sustainable development.



## Case Study

*Marske Estate,  
Redcar.*

Knight Frank provides ongoing planning and renewables advice to the West Midlands Pensions Fund Authority regarding the Marske Estate, comprising 400 hectares of open countryside suitable for development of a wind farm. Once constructed, the farm will generate 3200KW units of electricity per year.

This has involved leading negotiations with the Local Planning Authority regarding the planning feasibility of the proposed wind farm and scoping of the application. We have worked closely with specialist consultants to prepare and submit the planning application, including co-ordinating the necessary consultation events.

**Sustainability – meeting the needs of today without compromising the ability to do the same tomorrow.**

# LEARN MORE

Knight Frank's commercially focussed team has the skills and expertise to deal with a range of complex and challenging planning issues, protecting and enhancing the position of our clients through an awareness of both long and short term considerations – unlocking property and investment value.

Our national Planning team is thoroughly involved with the changing market and policy context. We help steer change at both the local and national level, regularly speaking, writing and commenting on the changing system. It is for this reason that Knight Frank is well placed to advise on both portfolio and site-specific levels.

## How Can We Help

To discuss how Knight Frank's Planning team can assist in more detail, please email [planning@knightfrank.com](mailto:planning@knightfrank.com) or contact:

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