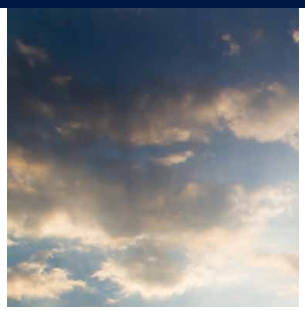
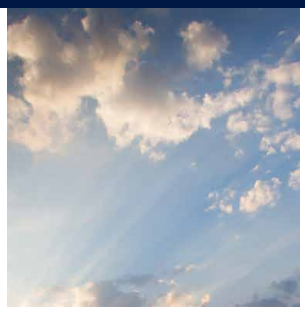
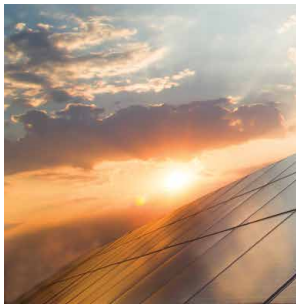
Savills
Planning












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Introduction to Planning

Achieving the optimum planning solutions to secure best value for your property assets



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Planning is an integral part of Savills Development Services, which provides bespoke and fully-integrated services for landowners, developers, occupiers and investors across the development life-cycle.

Our Development Services team across the UK offers an exceptional end-to-end service including:

- Identifying the right sites
- Gaining relevant planning permission
- Advising and managing the design and build process
- Selling or leasing developments

In 2015 Savills secured planning consent for over 16,000 new homes

Planning is a key, and often complex, factor in all transactions involving land and buildings. Establishing the best permission that is achievable is crucial to maximising a site's value. We therefore aim to deliver planning solutions that maximise the value of our clients' property assets taking into account the context provided by planning policies, technical and environmental constraints, local community considerations and overall sustainability.

Our approach to achieving the best value outcome is founded on having a clear understanding of each client's objectives, comprehension of local policy and its interpretation, early engagement with planning officers as well as the local community and relevant councillors, and detailed negotiation of conditions and legal agreements.

Our 200 strong UK planning team operates from offices across all the principal regional markets.



Planning UK Office Network



Offices
20

Team
Over
200
Professionals

Introduction to Planning

Our national team of planning consultants has experience across the planning spectrum.

The team provides a full range of sector-specialist advice combined with detailed local knowledge of planning policy and its interpretation as well as expert witness capability at examinations / inquiries. We constantly monitor changes in policy at a national and local level to ensure our clients remain a step ahead in the planning process.

- **Applications and Appeals**

  We prepare, submit and negotiate planning applications of all types.

- **Compulsory Purchase and Compensation**

  We provide comprehensive advice in this often complex area of property advisory.

- **Regeneration and Urban Design**

  Our Urban Design team are experts in securing urban regeneration on the ground.

- **Economics**

  Making the economic case for development is key to a successful outcome.

- **Appraisals, Strategy and Team Building**

  To maximise your chances of obtaining planning permission, you need the right strategy and team.

- **Legal Agreements and Infrastructure Payments**

  CIL payments and Section 106 agreements can make or break schemes.

- **Stakeholder Engagement**

  Effective engagement with local communities is now an essential part of the planning process.

- **Sustainability and Environment**

  Savills can advise on the latest sustainability and environmental considerations.

- **Energy and Infrastructure**

  We provide bespoke services to help you complete your energy projects.

- **Planning Policy**

  Influencing planning policy, whether at national, local or neighbourhood level, can be essential to success.

"When you are dealing with Savills, you are dealing with planners who are much more commercial than average and who can bounce ideas off their agency colleagues."

John Beresford
Grainger



Nine Elms, London

Savills was appointed by Bellway Homes (Thames Gateway) to bring forward the redevelopment of a key site in the wider Vauxhall Nine Elms Opportunity Area.

The proposals comprise the redevelopment of the former Christie's warehouse to deliver a high quality new mixed use regeneration scheme. The scheme includes more than 500 new homes, together with flexible commercial and community floorspace in buildings of up to 19 storeys.

Business Space



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Our Business Space team comprises senior planning specialists located in the main commercial markets across the UK.

The team works closely with investment, management, development, and agency colleagues to provide an unrivalled range of services to clients. The combination of expertise in the sector and local knowledge, both of the planning policy framework and the market place, means that Savills is best placed to deliver successful outcomes to the planning process that meet the commercial objectives of our clients.

Our clients therefore have the advantage of working with an experienced team that is expert at all stages of the planning process including: site finding, strategic promotion, outline and detailed planning applications and during the implementation stage.

We act for a range of clients operating in the sector including landowners, development companies, investors/ funds and property companies. We are active across the London and regional office markets, national logistics and industrial sectors.



Wellington Place

Savills was instructed by MEPC in respect of the redevelopment of a key 6.8ha site at Wellington Place in Leeds City Centre. Working as part of a multi-disciplinary team on one of the largest schemes in the City, resolution to grant outline planning permission for a development comprising 300,000m^2 was successfully secured.

The permission comprises offices, residential, hotel and retail uses, general A1 uses, pubs, and restaurants, cultural facilities and 1,700 car parking spaces.

Savills has secured four subsequent reserved matters approvals for individual plots as well as temporary planning permissions for long stay car parks and cultural uses.

Energy & Infrastructure

Recent and current projects include:

- DCO applications for combined-cycle gas turbine power stations
- Onshore wind projects from single turbines to large wind farms
- Solar photovoltaic arrays of up to 65 ha in area
- Energy from waste and anaerobic digestion plants
- Hydro-energy schemes
- Water and wastewater treatment works
- Reservoir extensions and water transfer projects
- Rail freight terminals, rail stations, bridges and tunnels for Network Rail
- Motorway junction EIA and consents
- Leisure and resort development
- Business and commercial NSIPs



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Savills Planning has been active in the energy and infrastructure sectors for over 15 years and has considerable experience, wide ranging capability and a successful track record in delivering planning approvals.

Acting for developers, transport and infrastructure operators, energy companies and utilities providers, landowners and investors, the planning team manages large programmes of projects across the UK.

Over 500 MW
of energy approvals in the last two years

The team also has specialist skills in taking high profile infrastructure projects through the Nationally Significant Infrastructure Projects (NSIP) and Development Consenting Orders (DCO) process. Our capability extends across gas and wind energy projects, the water industry, transport schemes, ports, marinas and major commercial uses.



Southern Water

Savills acted as Southern Water's planning consultant and advised on land acquisition for the Brighton and Hove wastewater treatment project. The project involved finding sites and then securing planning permission for a large wastewater treatment works, two pumping stations, 11 km of underground tunnels and two marine outfalls. This £300m development, incorporating a regional sludge recycling centre, was commissioned in 2013 and represents a major step forward in efforts to provide cleaner seas along the Sussex coast.

The project won the South-East RTPI's Award for Excellence in Planning and Design in the Public Realm and the overall Regional Winner award in 2014.

Housing

We are acting on strategic land sites with capacity for 150,000 residential plots



Jonathan Steele

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Our Strategic Housing team consists of planning specialists located in our offices throughout the UK.

We deliver successful results for our clients by drawing on experience of national projects and local knowledge. This blend of experience adds considerable value in areas where large strategic projects have not been delivered at a local level for some time.

Our team is experienced in both immediate and strategic housing related projects and has a proven track record of taking these right through the planning process, from site finding, promotion, local engagement, planning application and, finally, implementation.

We act for a range of high profile clients from landowners, housebuilders and promoters to property companies and investment funds.

"Crest Nicholson Regeneration have worked with Savills Planning on many of our key landmark regeneration and major projects, including Bath Riverside. Since the creation of the masterplan the Savills team have performed very professionally and diligently, providing us with excellent support to achieve early planning successes in what has historically been a challenging location due to the complex constraints of the site including the fact it is in a world heritage area and in the view of the Royal crescents on the banks of the river Avon. I would not hesitate to recommend Savills for their planning services."

Scott Black
Managing Director,
Crest Nicholson Regeneration

Bath Western Riverside

Savills has been the Planning consultant throughout all phases of this major regeneration project. This role has included responsibility for the preparation and submission of planning applications, monitoring planning conditions and coordinating the details to submit discharge of conditions, attending consultation and stakeholder events and advising Crest on future phases and planning policy changes.



Image courtesy of Crest Nicholson Regeneration / Studio Egret West egretwest.com / Chog Burley avarchitecture.co.uk

Retail



Jeremy Hinds

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Savills Retail is the leading firm in town centre and out-of-centre proposals.

We act for landlords, developers and occupiers so we understand the dynamic nature of the sector and the commercial imperatives of our clients.

Savills Planning works closely with other retail and leisure specialists in Savills from investment, agency, landlord and tenant and development consultancy. In addition, our research team specialises in providing all forms of commercial advice.

"The Savills Retail Planning team is first class. The team consistently shows high levels of commercial awareness applied to all details and full understanding of policies at national and local levels."

Mike Nuttall
Group Property Director,
Brookhouse Group



The Bishop Centre, Taplow

Savills Planning was appointed by Land Securities for the preparation and submission of a full planning application for the comprehensive redevelopment of the site. This instruction included the formulation of a detailed planning strategy to maximise the chances of success and undertaking pre application discussions with the Local Planning Authority and local stakeholders.

In addition Savills managed the wider consultancy team during the application process, prepared the detailed planning submission including Retail Impact and Sequential Assessments and undertook negotiations with the Local Planning Authority and its consultants.

The team helped to secure planning permission through careful dialogue with key stakeholders for the scheme, thus avoiding the time and resource consuming appeal process. The permission allows for the creation of a new shopping park comprising a 55,000 sq ft foodstore, 46,500 sq ft of Open A1 non-food floorspace, and a further 30,000 sq ft of Open A1 non-food mezzanine floorspace.

Urban Design



Peter Frankum

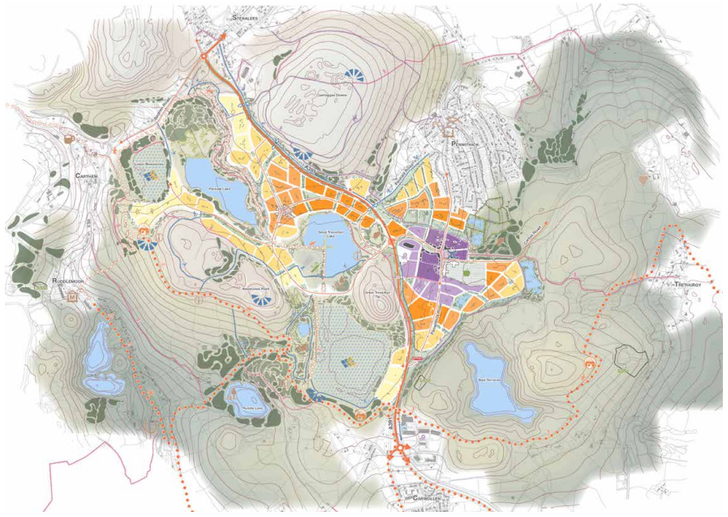
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Savills Urban Design provides high quality masterplanning and landscape architecture advice throughout the UK for both public and private sector clients.

The Urban Design team provide a full range of specialist skills to ensure that all design aspects of development can be fully appreciated, including masterplanning, architecture, landscape masterplanning, townscape appraisals, and stakeholder engagement.

Providing deliverable and sustainable design solutions for our clients is Savills priority. By combining our technical skills, market knowledge and design experience with our commercial advice and creative innovation, the results are responsive, attractive solutions.

Masterplanning more than 50,000 new homes across the UK



West Carclaze Eco-community, St Austell

Savills Role: Lead consultant, masterplanning, landscape architecture, Environmental Impact Assessment, planning, development consultancy, public engagement.

Education



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Savills Planning works with clients in the education sector looking to expand or rationalise their estates. We help produce estates strategies and masterplans and then assist in the implementation of those strategies by obtaining planning permissions for new buildings, extensions and alterations. We work with a wide range of educational and other institutions looking to dispose of surplus or excess land or buildings.

Acting for Universities and student accommodation providers, we obtain planning permissions for new student schemes and produce student management plans to demonstrate how proposals will fit in with their local environment. Working alongside our commercial and development teams we are able to achieve the most valuable planning consents.

Working for over 30 separate educational establishments



University of Northampton

Savills Role: Planning Consultancy

Sport & Leisure



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Savills is the leading planning consultancy on major sports projects. We have a detailed knowledge of the operation and requirements for major sports clubs and event organisations and advise on the strategy and implementation to deliver stadia.

Savills was the lead planning advisor to the London Organising Committee for the Olympic Games (LOCOG) across all competition venues and training bases. We also advised the Olympic Delivery Authority on the Olympic Stadium, and subsequently its transformation into legacy mode as a major football stadium.

Our event expertise is reinforced with an appointment by England 2015 as planning consultants on the Rugby World Cup 2015 and for Arsenal FC (Emirates Stadium), Tottenham Hotspur FC, Everton FC and Queen's Park Rangers relocation schemes.

Savills also advises the Rugby Super League on stadia and has advised Surrey CCC on major development at the Kia Oval and Warwickshire CCC at Edgbaston.



Olympic Stadium, Stratford

Savills Role: Managing planning process and securing approvals

Water



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Savills is the leading supplier of property services to the water industry.

We advise companies across the UK on a wide range of operational and non-operational projects, large and small. Our contractual relationships with our client companies are equally varied, encompassing full outsourcing to non-framework consultancy.

As part of our integrated property service, we currently have over 20 professionals including planners, chartered surveyors and environmentalists with expertise in the water sector, acting together to share best practice and experience nationwide.

"Savills have been providing Thames Water with town planning support since January 2013. Their in-depth knowledge of the planning issues facing a water and sewerage utility and expert client advice has been critical to the success of delivering our water and wastewater infrastructure projects to programme and budget."

Mark Mathews
Town Planning Manager,
Thames Water



Abberton

Savills Role: Submission of Planning Application / Planning Consultancy.

Community Infrastructure Levy



Charlie Collins

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Savills Community Infrastructure Levy (CIL) provides a dedicated service to clients seeking representation throughout the charge-setting process and following the adoption of Charging Schedules.

The team comprises planning specialists from around the country, providing advice that combines our planning, development appraisal and market expertise.

We provide representation for private individuals, landowners, house builders, commercial developers and investment funds.

Services include:

- Stakeholder consultations and representations
- Development appraisals and market evidence
- Expert appearance at examination
- S.106 viability appraisals
- CIL mitigation strategies
- Seminars and staff CPD/training

Environment & Economics



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Rory Brooke

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Savills has prepared Environmental Statements for a diverse range of large scale and often complex multi-phased development projects, including major urban extensions, regeneration projects, highway schemes, energy, water and waste infrastructure projects, port development, marinas and sports stadia.

Our nationwide team manages the Environmental Impact Assessment (EIA) process, working closely with planners, master planners and specialist consultants to ensure that we deliver a client-facing solution for planning promotion in line with the relevant European and National Regulations.

We look for ways to enhance the benefits that development can bring and make sure that they are not overlooked, such as the creation of job opportunities and their wider economic benefits. Analysis of the results enables us to hold informed discussions with local authorities on issues such as the level of contributions sought or social infrastructure required.

Savills Economics team has wide-ranging experience of economic analysis in a property and planning context. The team is headed-up by Rory Brooke, a leading expert in his field, who has led assessments of the economic and social impacts and benefits of major development projects such as Battersea Power Station, Tate Modern extension, High Speed 2, Crossrail 2 and Thames Tideway Tunnel.

The team is expert in securing grant and infrastructure funding to help unlock development proposals, including for example Tax Increment Finance and revolving infrastructure funds. The team has the capability to undertake employment land assessments. It can construct the economics and market case for employment proposals and equally the case for the release of employment land for other uses.

We provide services to developers, promoters, landowners, infrastructure providers, and education, health and defence organisations.

"Savills prepared an EIA for our Ocean Village Marina making sure that it was robust and flexible. This enabled several different forms of application over a period of years to be delivered using the same EIA, saving both time and money, whilst ensuring we were not open to legal challenge."

Sandra Ryan
Property Director,
Marina Developments Ltd

About Savills

Our mission is to represent our clients diligently, and through that commitment, to achieve superior results
















Savills is one of the world's largest real estate firms. Established in 1855, we now have over 30,000 employees in over 700 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East. Through our advice, our property management capabilities and our transactional services, we help our clients to fulfil their real estate needs – whatever and wherever they are.

Savills UK operates across 135 offices nationally and services the full spectrum of the real estate sector through our 300 different service lines. We provide a complete range of property solutions throughout the life-cycle of any real estate asset nationwide.

£13.7 billion

of global trade that Savills was involved in has put us into the top 5 global real estate advisors.

A unique combination of sector knowledge and flair gives clients access to real estate expertise of the highest calibre. We are regarded as an innovative organisation and a number of recent market awards are a testimony to our success.

Savills global reach and network of over 700 offices and associates gives us the local knowledge and expertise to market our UK Developments Services overseas.

While successfully marketing projects in the expanding centres of South East Asia, we are laying the groundwork for demand in the emerging economies, particularly in China and India. The Middle East, Russian and South African markets also have an important role as strong global centres with increasing demand for UK property.

Through a combination of targeting our local contacts, presenting market research, undertaking private presentations and staging exhibitions, we continue to explore opportunities to target new markets across the globe.

THE TIMES GRADUATE RECRUITMENT AWARDS 2015 'Graduate Employer of Choice' PROPERTY

RES Awards Residential Consultancy Practice of the Year *Winner 2015*

AWARDED FOR UK Superbrands 2015 QUALITY - RELIABILITY - DISTINCTION

UNITED KINGDOM & IRELAND
135 OFFICES & ASSOCIATES

CONTINENTAL EUROPE
103 OFFICES & ASSOCIATES

US, MEXICO & CARRIBEAN
62 OFFICES & ASSOCIATES

MIDDLE EAST & AFRICA
271 OFFICES & ASSOCIATES

ASIA PACIFIC
133 OFFICES & ASSOCIATES

Other Services

Savills truly multi-disciplined business affords clients a multi-sector and disciplinary best in class service

Our business is multi-disciplinary across all residential and commercial sectors and our services cover the entire investment life-cycle from acquisition through asset management to disposal.

Across multiple sectors, our acquisitions and sales teams provide best-in-class transactional services.

Alongside Savills Investment Management, we can provide fund management services to assist tax efficient entity structuring.

Asset management services will identify value and optimal performance including exit strategies.

Savills Property Management provides a sector leading service with excellent recovery rates and a reputation for customer focused service

Technical teams provide project management, project monitoring and survey services.

Additionally we offer associated services such as capital allowances, party walls and rights to light that unlock the full value of development sites.

Savills achieves excellent results in rent reviews, lease renewals and other lease related matters.

Our agency functions are well regarded and award winning across our various teams.

Residential agency, development and associated services are synonymous with the Savills brand.

Savills Valuation is instructed on key assets across the capital and throughout the UK.

Research is the cornerstone to our investment and development advisory services.

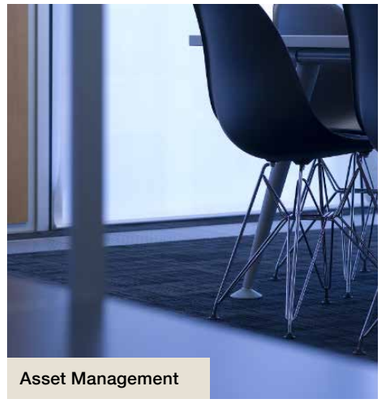
Savills always deliver and their advice and consultancy has proved to be invaluable at each stage of the project. From well-researched and considered market advice to expert design consultancy and the fulfilment of last minute requests for reports, they always deliver on time and on point. The team are extremely professional yet hugely enjoyable to work with.

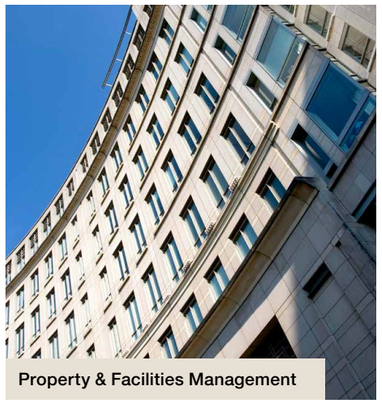
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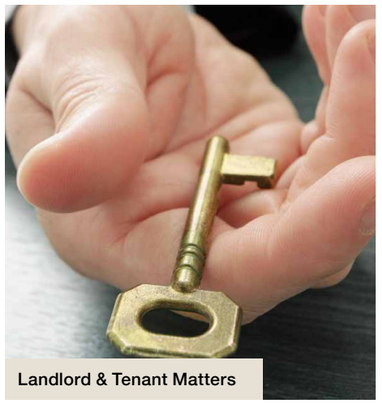

Property Acquisition


Occupation & Ownership Strategies


Corporate Finance & Fund Management


Asset Management


Property & Facilities Management


Landlord & Tenant Matters


Building & Technical Issues


Regeneration & Development


Valuation


Property Disposal


Research


Capital Allowances

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