



development planning

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The Development Planning Team is responsible for all aspects of town planning advice including preparing development appraisals, development briefs, preparation and submission of planning applications and appeals, review of existing permissions and conditions, planning strategies and studies, policy review and preparation, planning due diligence, provision of expert witness services, development plan monitoring and representation, formulation of planning policy, and public consultation.

The Team is based in Fairhurst's Newcastle, Leeds, Manchester and Glasgow offices, and has a range of clients throughout the UK and supports all other eleven offices in the Partnership. The Development Planning Team advises developers, landowners, business operators and public sector bodies on the statutory planning system.



An example of the Development Planning Team's work includes:

- Providing planning advice from feasibility to construction for 5 new schools in Blyth, Northumberland as part of the 'Putting the Learner First' initiative;
- Promotion of a number of sites through the Northumberland and Tyne and Wear Strategic Housing Land Availability Assessment;
- Providing planning advice and expert witness to support a BP Exploration response to a £7 million compensation claim; and
- Formulation of a strategy and planning policy to manage development along the River Clyde as part of Glasgow's emerging City Plan 2.

projects

Pandon Bank – Student Accommodation Planning Application

The Team were responsible for the preparation and submission of a planning application for a major development of student accommodation on Pandon Bank in Newcastle-upon-Tyne. Planning permission was granted in 2006 for a 12 storey building comprising of 459 student beds.

The development is of a high quality design making best use of a derelict site, improving the local character and amenity of the area, as well as providing much needed student accommodation for the University City, thus adding to Newcastle's thriving economy.



Park View – Planning Application and Masterplanning (Housing)

The Planning and Development team were instructed to coordinate the planning and Masterplanning of Chevington in the Northumberland Rural Coalfield.

Planning policies and land allocations in Chevington were restricting development and many planning permissions had lapsed. Due to the high levels of vacant properties and the need for housing stock to be rebalanced, The team prepared a planning application for the demolition of 37 houses, the refurbishment of 17 dwellings and 72 new properties including self-build plots and sustainable houses.

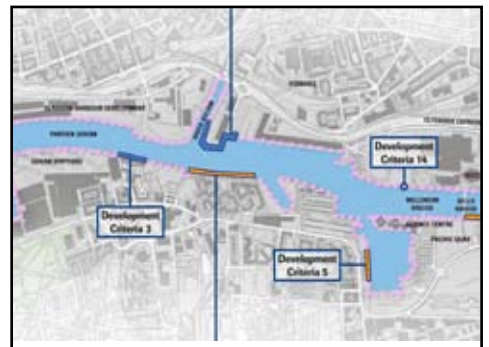
This development proved to be successful and an application for Phase 2 of the masterplan was approved in 2005 with an application for phase 3 submitted in November 2008.



River Clyde - Flood Management Strategy

The Team working in joint venture with Halcrow Group Ltd were appointed by Glasgow City Council, in May 2003 to undertake the River Clyde Flood Management Strategy Study. The original scope of the commission was to deliver a Strategy for the Council to manage flood risk on the River Clyde and to carry out the preliminary design of engineering works for the promotion of a Flood Prevention Order to the Scottish Executive. Design solutions have been created to incorporate flood defences within the landscaped and hard landscaped designs to allow for an enhanced public realm

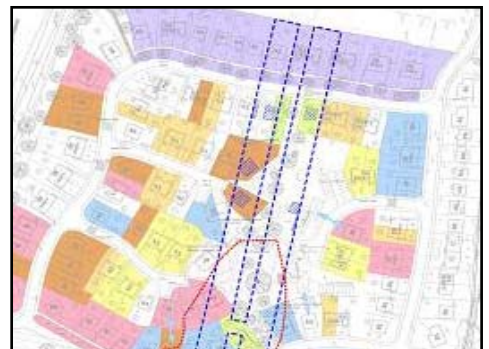
All of this work has been further developed into a Supplementary Development Guide which has now been approved by GCC and will form part of the emerging City Plan 2 to shape the future development of riverside areas and provide sound planning policy for the river corridor.



BP Vs William Rennie – Expert Witness Evidence

The Team along with other specialised teams within Fairhurst were instructed by Paul & Williamsons Solicitors to provide engineering, planning and urban design advice to support BP Exploration respond to a £ 7 million compensation claim.

Planning & Development professionals provided expert witness relating to the detailed design and layout of housing developments planning procedures, interpretation and adherence to legislation and detailed aspects of planning case law. The arbitration hearing itself has now finished, and a final decision in relation to the original compensation claim is expected early 2009.



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