



NEW PP
NORTHERN
OFFICE

PLANNING POTENTIAL OPENS HARROGATE OFFICE

Planning Potential is one of the UK's fastest growing planning consultancies. Currently operating from offices in London, we are pursuing an exciting growth strategy which has, in the last month, seen us open a new northern base in Harrogate.

Our London Bridge office will continue to function as the company's head office. Alongside this however, the Harrogate office will service all Planning Potential's northern work.

Ben Ellis, one of the company's three Directors, confirmed that "the Harrogate office will enable us to service the needs of our existing northern clients. Additionally, we hope to grow our presence in the region, building on the strong reputation for delivering results that we have built up throughout the country."

Located in Regent Parade in the centre of Harrogate, the office will comprise five staff to begin with, including new recruits Sarah Askew and Kate Sewell. On a day to day basis the office is to be run by Claire Temple though Harrogate will work closely alongside our London base to ensure clients can draw on our wide range of expertise, as jobs require.

Details of our forthcoming opening event are to be circulated shortly, watch this space !

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HAMPTON COURT S106 IS SIGNED

RECENT PERMISSIONS

HAMPTON COURT STATION GIVEN GO-AHEAD



After years on the drawing board, the redevelopment of the joint Hampton Court Station/ former Jolly Boatman sites has finally been granted permission. This prominent river front location, opposite Hampton Court Palace, will be reconfigured to provide 66 new residential units, a hotel, care home, retail and commercial floor space, a refurbished railway station, new transport interchange and new areas of public open space.

The planning application and Conservation Area Consent applications were submitted by Planning Potential on behalf of Gladedale, Network Rail and The Royal Star and Garter Homes. The approved scheme was designed by Allies & Morrison and Quinlain & Francis Terry Architects who adopted a Masterplan approach to the development proposals.

Following submission in June 2008, this controversial scheme was the subject of four Planning Committees. Following extensive negotiations with officers, Planning Potential finally secured a resolution to grant planning in December 2008, and the S106 has recently been signed.

As well as preparing and submitting detailed information in support of the application, Planning Potential's role included project management and the coordination of the diverse project team.



PLANNING POLICY REFORM

UPDATES

PP Planning Update

PROPOSED EXTENSIONS TO PLANNING PERMISSIONS ANNOUNCED

Plans have recently been announced to extend the current 3 year period that developers have in which to implement their planning permission.

This move comes amid concerns that the economic downturn is stalling many major development projects which under the current system would require a new application in the event that construction does not start within the three years.

The proposals mean that permissions for major developments could now be extended for another three years for a flat fee of £170.

HIGH COURT CHALLENGE LAUNCHED AGAINST THE SOUTH EAST PLAN

Guildford Borough Council and South Oxfordshire District Council have both issued legal challenges to the South East Plan in the High Court.

Guildford is issuing a legal challenge on the grounds that the plan's requirement for a green belt review to the North East of Guildford has not been subject to a full environment appraisal. The Council also argues that the requirement for 2,000 houses on this site has not been justified.

South Oxfordshire District Council is making the challenge over plans to allow Oxford City Council to build 4,000 homes in South Oxfordshire, on green belt land south of Oxford.



LONDON PLANNING NEWS

UPDATES

NO MORE HOBBIT HOMES SAYS MAYOR

London's Mayor Boris Johnson last week launched his housing guide entitled the new London Housing Design Guide.

The 88 page guide sets out six key areas of design that new development will have to adhere to from 2011. Included are new minimum space standards which are broadly 10% higher than the 1961 Parker Morris Benchmark, and better integration of developments with the spaces around buildings.

Other measures suggest better design to combat changing weather patterns caused by climate change; better design to reduce crime and improve services, and promotion of a greater mix of dwellings to cater for Londoners diverse living needs.

Making the announcement, the Mayor said: "For too long we have built homes to indecently poor standards - fit neither for Bilbo Baggins nor his hobbit friends - and that is indefensible."

"The finest city in the world deserves the finest housing for its inhabitants and when we get it wrong it can scar generation after generation."

The new guide which is on consultation over the next three months is aimed at reducing the number of design standards for developers from 300 to 90.