As a community of professional planners, we pride ourselves both on our creative thinking and our comprehensive knowledge of changing planning policy and underlying trends. With our extensive experience of development, we focus on securing deliverable permissions and understanding the local drivers to achieving consents. We achieve the best outcomes for our clients who are drawn from the private, public and voluntary sectors.

Major contemporary issues, such as demographic change and the housing shortage, place planning firmly at the heart of national debate. We continue to make a positive difference in meeting these challenges.

Our services include:
- community consultation
- development management
- major applications
- research and policy formulation
- site promotion
- appeals and expert witness.

As part of a multidisciplinary consultancy, we can also offer our services in a multi-skilled team.

Our sectors include:
- aviation
- commercial
- energy and renewables
- education
- defence and justice
- healthcare
- heritage
- infrastructure
- leisure
- minerals and waste
- retail and town centres
- residential
- rural
- telecommunications
- urban regeneration.

Our planning teams are based in 18 offices throughout the UK. We combine essential local knowledge with an unrivalled depth of national and national expertise.
The UK commercial property market has made a strong recovery, resulting in a shortage of good quality accommodation in many centres. At the same time, residential and other uses are putting increased pressure on employment space.

To tackle these challenges, we provide creative planning solutions to developers, occupiers, and local authorities. Our work helps our clients provide high quality accommodation for discerning businesses. We cover all aspects of planning including research, employment land assessments, analysis, and development management strategies. We promote land through the planning system and secure viable and deliverable planning permissions.
Cardiff Bay is one of Europe’s largest waterfront development projects, encompassing residential, business and leisure space.

We provided the planning services for Porth Teigr, a major extension of the Cardiff Bay waterfront. The scheme is a joint partnership between the Welsh Government and Igloo Regeneration. It includes the development of Roath Lock Studios to provide the BBC with new TV studios from which to produce Doctor Who, Casualty and other titles. It also includes the development of Gloworks, a new state-of-the-art centre for creative industries.

Porth Teigr received the overall winner accolade at the Royal Town Planning Institute Cymru Awards.

Image copyright: Igloo/Persona-id.

Client:
Welsh Government and Igloo

Our planning advice achieves many prestigious office developments nationwide. In Bristol, we secured planning permission for a major office development, now home to leading law firm DAC Beachcroft.

The development, which comprises 19,000 square metres of floorspace over five floors, had to overcome several challenges. Not least of these was its location on the site of an 18th century former glassworks and its position within the old town wall. We worked closely with engineers and archaeologists to overcome these issues, ensuring that archaeological remains were preserved in situ.

The submitted planning application was both sensitive to its surroundings and provided high quality, modern office accommodation on large floorplates. The scheme also offered improvements to the public space outside, including the reinstatement of traditional cobbles and public art on Portwall Lane.

Client:
Deeley Freed Estates
The education system is vital for sustainable economic growth. New educational facilities are a pressing priority for the UK.

According to Government estimates, between 2015 and 2023 an extra 880,000 school places will be needed in England. In addition, many more young people are expected to go to university. We continue to expand our portfolio of educational projects and have an extensive track record in delivering new schools and higher education facilities. We act for a number of education authorities, schools, colleges, universities and institutions.
Major residential developments such as urban extensions often depend upon planning permission for schools to be in place from the start.

For Alconbury Weald, a large new community in Cambridgeshire, we secured planning permission for the first of three new primary schools as part of a proposed 5,000-home new scheme on the site of the former Alconbury Airfield. The primary school is an important element of this scheme as it is required as part of the legal agreement and outline planning permission.

It was vital to ensure that the school was fully integrated within the overall masterplan. We worked closely with the Alconbury Weald masterplan developer and design team to manage the planning strategy and project manage the planning application process. We supported public consultation and liaised extensively with the education authority and the separate local authority.

Image copyright: AHMM.

Client:
Cambridgeshire County Council

We are proud to have provided planning advice to the University of Southampton Science Park for over 20 years.

Supporting the Science Park’s management team, we have helped to more than double the available research and development space on the site through strategic and policy guidance as well as negotiating individual planning applications for new development.

Our continued work for the Science Park includes strategic advice on further growth proposals and the submission of representations on the emerging Local Plan. We have also supported planning for facilities such as a health and fitness club and a day nursery.

Image copyright: The University of Southampton Science Park Limited.

Client:
The University of Southampton Science Park Ltd
HEALTHCARE INVESTING IN HEALTH

With an ageing population, the UK requires significant investment in healthcare to meet modern standards of provision.

Our work for both public and private clients extends across the diverse range of health care needs. This includes nursing and care homes, General Practice centres, military care facilities, new hospitals, and strategic advice on estate planning.

MINEHEAD COMMUNITY HOSPITAL

**Client:**
West Somerset Council, Somerset County Council and Somerset Primary Care Trust

Following our planning work, a new community hospital, sports and leisure centre, homes and other facilities has been developed on the edge of Minehead Town Centre. The development occupies around 16 hectares and was promoted through a joint venture between West Somerset Council, Somerset County Council and Somerset Primary Care Trust.

We provided strategic planning advice and acted as planning agent for the submission of the outline planning application which required an Environmental Impact Assessment. The outline application was consented in January 2008. Subsequently, we were retained to submit the reserved matters applications for the various masterplan elements as well as the discharge of planning conditions. The first part of the development opened in 2009, with the hospital opening in 2011.
When North Bristol NHS Trust needed outline planning permission for major new acute and community hospital facilities at Southmead Hospital, it approached us to provide town planning support.

The Trust required the permission so that it could pursue its business case for a Private Finance Initiative (PFI) process. It also needed full planning permission for related enabling developments, such as new Learning/Research and Pathology facilities that were being displaced by the new hospital building.

Through constructive pre-application dialogue with the Local Planning Authority (LPA), we negotiated a position where a proportionate scope of technical work was undertaken. This meant that the LPA and others could properly consider the potential impacts of the development proposals while the Trust kept professional fees to a practical minimum. The terms of the outline permission that we secured provided the PFI bidders with sufficient flexibility to allow for extensive innovation in the final scheme. Securing full permissions for the enabling developments meant that the Trust could proceed with certainty, knowing that essential services would be maintained during the construction of the main hospital building.

Our proactive approach to managing both the planning process and stakeholder engagement ensured that a major development proposal took only four months from registration of the application to consideration by the committee.
For businesses, reducing energy costs whilst improving environmental performance is an increasing priority. For Government, establishing reliable supplies that will deliver energy security is vital. But the development of renewable energy sources is not without its own environmental challenges.

This growth of renewables relies on assessing individual sites and renewable energy strategies, and giving the right planning advice. We have a dedicated team responsible for the provision of all aspects of planning advice for energy, its generation, transmission and use. This includes preparing planning applications and Environmental Impact Assessments (EIA) for new sites and the development, upgrade and connection of existing facilities.
Yorkshire and Humber Carbon Capture and Storage Development

Client: National Grid

We are proud to be providing ongoing planning advice to National Grid through the Yorkshire and Humber Carbon Capture and Storage Development Consent Order Project – a Nationally Significant Infrastructure Project.

The Yorkshire and Humber CCS Cross Country Pipeline – a 74km cross country pipeline – will transport up to 17 million tonnes of carbon dioxide emissions per year. It will run from Drax Power Station, Selby to a pumping station at Barmston on the East Coast. The project, the first CCS technology of its kind to be deployed in England, will play a crucial role in helping the Government achieve a significant reduction in carbon dioxide emissions to meet current targets.

We have provided advice and guidance, coordinating the consultant team to submission of the Development Consent Order application to the Secretary of State which amounts to some 18,000 pages and 400 technical plans. We have also been involved in high level strategic matters, assisting the consultant team through the Examination process. Our continued work for National Grid has resulted in our leading on planning application monitoring to ensure any potential development conflicts are reported and resolved appropriately, so as not to jeopardise the scheme.

Image copyright: National Grid Carbon.

Solar Projects Christchurch

Client: British Solar Renewables and Eco Sustainable Solutions

We secured planning permission for three separate phases of solar development on adjacent sites at Parley in Christchurch. The sites are all located within the Green Belt, next to a number of statutory ecological designations; and to the north of Bournemouth International Airport.

The ‘Phase 1’ solar park comprises a 20MW installation, covering an area of 48.5 hectares. The ‘Phase 2’ solar park comprises a 36MW installation, covering an area of 76.7 hectares. The ‘Phase 3’ solar park is a 4MW installation covering an area of 7.2 hectares.

The combined installations will provide an overall generating capacity of approximately 60MW – sufficient to provide the annual electricity requirements for the equivalent of approximately 15,000 homes.

Image copyright: Estell Warren.
Britain’s heritage is a vital part of our culture that attracts millions of tourists every year. Its conservation and enhancement is an important part of the development process.

There is often a need to provide for sensitive change to historic buildings and areas. When handled well, historic environments can adapt to meet modern day uses and can integrate successfully with well-designed new development. We have a dedicated heritage and conservation team with significant experience in crafting these development solutions. Many of our projects include listed buildings, conservation areas and scheduled ancient monuments.
The Old Post Office in Leeds is a much loved landmark in the city centre. Designed and built in 1896, the building is well known for its intricately designed clock tower. Its heritage status as a Grade II building required sensitive treatment through specialist heritage advice.

Our built heritage team worked closely with the architect’s team and in-house disciplines to achieve the planning and listed building consents. Our work secured planning permission to provide a mixed commercial and residential development, serviced luxury apartments and restaurants. Today, the Old Post Office is a thriving space that adds vibrancy to the heart of Leeds.

Image courtesy of Tim Green.

The Grade II* listed 2-3 Robert Street buildings are one of the last remaining elements of The Adelphi development. Constructed on the banks of the Thames in the 1770s, they were designed and developed by Robert Adam and his brothers. The project was the biggest residential development in the city at the time. No 3 Robert Street became the home for Robert Adam and No 2 was designed as apartments — said to be the first of their kind in the city. The top floor of No 3 was occupied by J.M. Barrie, Peter Pan author, in the early 20th century.

Our built heritage team was involved in a scheme to revert the properties from office use to residential. We worked with the client and design team to ensure that the significance of the original plan-form and detailing was reflected in the scheme — including works to reinstate original features and high quality contemporary additions. The project’s aim was to re-recreate the original townhouse, overlooking the river, and for No 2 to be returned to apartments. The scheme was well received by Westminster City Council and approved in June 2015.
Rising residential values, rents and the shortage of good quality homes are issues that are driving policy and actions within the residential market.

By building more, and better, homes in the right places and at the right time, we can provide what communities need. Our strong track record in the residential sector includes a wide portfolio of development sites of varying size, tenures and design as well as mixed-use schemes. We can deliver housing needs and affordable housing assessments, as well as organising effective public consultation. We regularly promote sites through local plans as well as preparing applications and, where necessary, appeals. We also present and advise at design review.

Regeneration is a vital part of achieving growth, vitality and development. The key to successful regeneration lies in understanding what is deliverable and viable and how development can help deliver viable uses and environments that stimulate activity and growth.

We have extensive experience in delivering complex urban regeneration schemes. These range from large brownfield redevelopments – including one of the largest in the world at Liverpool Waters – to small-scale, locally important sites. We recommend strategies to address issues of decline and promote sustainable urban regeneration.
In April 2015, East Hampshire District Council resolved to grant planning permission for this strategic mixed-use development which includes 700 new homes.

We led the planning application work and the positive resolution follows our extensive work with the local community to promote the benefits of a strategic approach to housing delivery. It demonstrates that commercially viable development can be delivered on greenfield sites through proactive community engagement.

A formal decision is anticipated in July 2015 once the accompanying legal agreement has been finalised. Alongside the application process, the site is identified as an allocation for strategic development in the emerging East Hampshire District Site Allocations Plan which is due for adoption in late 2015.

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**HORNEDEAN**
**EAST HAMPSHIRE**

**Client:**
The Highwood Group

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**VAUXHALL SKY GARDENS**
**LONDON**

**Client:**
Frasers Property Developments

Frasers Property Developments asked us to review a potential development site and then instructed us to submit a planning application for a 34-storey tall building proposal in Vauxhall.

The development, which was granted consent in 2008, will provide 178 apartments, 8,975m² of business space and 229m² of active frontage uses. The development was one of the first designs to use modern sky gardens and will be an iconic landmark within the Vauxhall, Battersea and Nine Elms Opportunity Area. With sustainability at its heart, the scheme achieves over 30 per cent reduction in carbon.

Full community consultation was key to ensuring that the development met the aspirations of local residents and businesses. Subsequently, the proposal was well received by stakeholders and the community. The scheme will bring huge benefits to the area through funding for local services such as art, education, health, recreation and public transport, secured through a s106 agreement.

Image copyright: CJCT.
URBAN REGENERATION
INVESTING IN GROWTH

LIVERPOOL WATERS
LIVERPOOL

Client: Peel Holdings

Liverpool Waters is a £5.5 billion, 30-year scheme to redevelop Liverpool’s historic docklands quarter into a world-class waterfront site, creating up to 20,000 new jobs, 9,000 apartments and facilities for business, leisure and culture.

Working with the developer Peel Holdings over five years, we have helped refine and adapt the proposal and outline designs. In 2012, the outline application was granted planning permission, which was upheld in 2013 after the plan was referred to the Secretary of State for Communities.

As a result of our promotion, the site has been granted Enterprise Zone status so the scheme will bring major economic and social transformation to the area.

Our services have included town planning and project management, as well as multidisciplinary advice in areas such as heritage, the environment and landscape. We carried out a major stakeholder engagement programme.

The project is expected to last between 25 and 50 years, so coordinated phasing was vital. We divided the development into eight areas, each of which has been phased for smooth delivery.

Image copyright: Rust Design.
This scheme is part of a flagship city centre regeneration scheme in Leeds, next to the Leeds Liverpool Canal.

The stunning development provides homes and commercial office space as well as a café, bar, restaurants and shops. Set within a new accessible public space, the development makes the most of the waterside location.

Bringing together experts from our planning and environmental disciplines, we delivered a full range of key services to the client. This resulted in full planning permission and listed building consent.
The leisure market faces unprecedented growth, with a need to adapt former buildings and provide for increasingly specialist developments.

The leisure sector is now a major part of the UK economy, affecting all parts of the country. This sector covers a vast area of planning-related uses that involve many high footfall town centre activities and uses including hotel development, sports stadiums, restaurants and late night entertainment. It also includes less intensive activities and the related assessments of recreation of open space in our towns and cities.
STORYHOUSE
CHESTER

Client:
Cheshire West and Chester Council

The Storyhouse development project is transforming Chester’s 1936 Odeon building into a new world-class theatre, library and cinema.

The new cultural centre will both produce its own work, and welcome the best national and international artists to the region. It will also form the heart of the £300m Northgate redevelopment.

We provided planning support, and managed the public consultation, for this exciting project. Empty for over eight years, the Grade II listed Odeon was chosen from three shortlisted sites after extensive consultation exercises with the public and cultural organisations throughout West Cheshire.

The scheme was approved after enormous support from both the local community and the council’s planning committee.

The project won the Royal Town Planning Institute North West 2016 Award for Collaboration.

Image © Bennetts Associates Architects.

HEADINGLEY CARNEGIE STADIUM
LEEDS

Client:
Leeds Cricket Football and Athletic Co Ltd

Home to Yorkshire County Cricket Club, the Leeds Rhinos Rugby League, and Leeds Carnegie Rugby Union, the Headingley Carnegie Stadium is world famous.

We are proud to have provided a range of planning services, including provision of a Statement of Community Involvement to support the planning application for the new south stand and discharge of conditions to facilitate the demolition of the old supporters’ club to implement the south stand consent. We have also secured planning permission for a new score board and replay screen and discharged associated conditions. We continue to provide planning advice to Leeds Cricket Football and Athletic Co Ltd on future development proposals at the Carnegie Stadium.

Image courtesy of Duncan Harris.
Minerals and waste planning can be contentious and effective management of the planning process is critical to the success of projects.

We offer a specialist minerals and waste team which provides a comprehensive service, and are experienced in managing the difficult technical issues which are often associated with projects in this sector. We provide a fully integrated service enabling a smooth progression from concept through to design, planning, environmental permitting, construction, ongoing management and expansion.

We can provide the necessary policy advice and technical input into development plans, planning applications and Environmental Impact Assessments (EIAs), and can draw upon a wide range of environmental specialists (including landscape, ecology and transport) experienced in the issues unique to the minerals and waste industries.
We secured planning permission for the ecological enhancement of the Royal Society for the Protection of Birds (RSPB) Cliffe Pools Nature Reserve in Kent through the import of up to one million cubic metres of dredgings and other material.

RSPB Cliffe Pools is a former clay working of over 200 hectares next to the Thames Estuary. It is designated as a Site of Special Scientific Interest, a Special Protection Area and Ramsar.

Working jointly with the RSPB and the international dredging company Boskalis, our minerals and waste planning team prepared a scheme that will enhance the existing habitat by creating shallow saline lagoons and nesting islands. This will benefit wading birds and waterfowl, saline invertebrates and other non-avian species of conservation value.

Our multidisciplinary skills underpinned the successful delivery of this project. The preparation of the planning application and environmental statement drew upon our technical expertise in waste planning, ecology, landscape, flood risk, hydrogeology, noise, and transport.

Image courtesy of RSPB Images.
The retail sector continues to be challenging as online sales rise. But, despite the accepted narrative of the ‘failing high street’, if a town centre is well planned and adaptable, it can thrive.

People still need the social experience that the high street can offer. So creative planning advice remains paramount. We work on all aspects of planning related, retail-led schemes, delivering retail impact studies and assessments, sequential assessments and town centre health checks. We have a portfolio of blue chip retail clients, including well known national retail brands. We have delivered town centre, edge-of-centre and out-of-centre retail developments across food, non-food and service sectors.
A major new town centre scheme in Stafford is demonstrating that well-designed and planned retail development can buck the trend of high street decline. Appointed in 2011 by LXB Properties, we have project managed the whole planning submission for the Riverside (and Kingsmead) regeneration project which will include a new M&S department store, shopping mall and multi-storey car park in Phase 1 and Phase 2 incorporating a new leisure quarter.

Securing full planning permission in 2012, 2013 and 2015 (NMA and MMA amendments), we project managed a multidisciplinary and multi-company team between 2011 to 2015 and have been involved in discharging post commencement and post installation/occupation conditions.

Our public consultation events showcased the development proposals, ensuring high levels of public engagement. On-site works began in November 2013 and the scheme is expected to open in autumn 2016. The 190,000 sq ft development will complement and strengthen the town centre economy, and create new business and hundreds of new jobs in the town.

Our planning team has significant retail experience of both out-of-centre, as well as town centre, schemes. In North Edinburgh, we provided planning support to West Coast Estates Ltd for a retail-led, mixed use development which includes a local convenience store, children’s nursery and flats.

We prepared a planning statement and a retail statement to accompany the planning application. The retail statement included an assessment of the deficiencies in local retail provision, the effects of the development on nearby town centres and a sequential assessment of alternative sites. Following submission of further retail information and amendments to the application, we secured a resolution to grant planning permission.

Work is expected to begin on-site later in 2015. Using our retail expertise, we have also advised developers on securing planning permission for neighbourhood centres which form part of large-scale residential projects to extend existing towns.

Image copyright: The Harris Partnership Ltd and Vector Design Concepts.
Infrastructure is essential for economic growth and social progress. Without the right infrastructure in place, other development can stall.

Whether the need is for new roads, airports, public transport facilities or utilities and services, the infrastructure of the UK provides the arteries upon which much of our daily lives and our economy depend.

We have developed a broad and varied capability in the infrastructure sectors working on national, regional and local projects. These include securing planning consents for major transport and industrial and logistics projects, energy and infrastructure. We also provide expert advice in relation to the planning aspects of the Transport and Works Act process.
The Chatham Dynamic Bus Facility is the new bus station in Chatham, Kent and forms part of regeneration plans for the town centre.

Working jointly with D5 Architects, we provided planning advice to Medway Council, submitting an application for the facility and associated works. Our first tasks were to project manage pre-application discussions and negotiations with the local planning authority and statutory consultees.

We then prepared the consultation statement, an open space assessment and the supporting planning statement. Planning permission was granted in January 2010 and the bus station opened in 2012.

Image copyright: D5 Architects.

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Leeds Bradford International Airport (LBIA) has rapidly expanded and now caters for over 3.3 million passengers a year. Good planning advice is integral to achieving growth.

We have acted as planning consultants to the airport for the past seven years, securing several significant planning permissions including extending the terminal building to increase the capacity and quality of its facilities. We are working closely with the Combined Authority in supporting the development of a new Link Road to LBIA from the Leeds Outer Ring Road and we are liaising with the Department of Transport, the Leeds City Region Local Economic Partnership and others on further feasibility work for a new rail link to the airport.

We continue to work for the airport – we are currently coordinating the development of a new airport masterplan and surface access strategy.

Image copyright: Leeds Bradford International Airport.
WYG EXPERTISE ACROSS A RANGE OF SERVICES

**PLANNING**
- Planning Applications
- Planning Obligations & CIL
- Compulsory Purchase Orders
- Project Management & EIA Coordination
- Site Assessment & Planning Strategy
- Development
- Plan Representations
- Planning Appeals & Expert Witness
- Planning Policy & Development Management
- Stakeholder & Community Consultation

**URBAN & LANDSCAPE DESIGN**
- Masterplanning
- Urban Design
- Landscape Architecture
- Landscape & Visual Impact Assessment (LVIA)
- Building Design
- Regeneration
- Visualisation Services & GIS

**TRANSPORT**
- Transport Assessment & Modelling
- Sustainable Transport
- Road Safety
- Highway, Bridge & Drainage Design
- Highway Construction Supervision
- Pedestrian, Cycle & Public Transport Schemes
- Intelligent Transport Solutions
- Planning Appeals & Expert Witness Services
- Policy Advice and Compliance
- Public Realm Infrastructure Design

**ENVIRONMENT**
- Ecology
- Environmental Impact Assessment (EIA) & Environmental Permitting
- Sustainability Appraisal & Strategic Environmental Assessment (SEA)
- Noise, Air, Light, Vibration and Odour Assessments
- Archaeology & Heritage
- Hydrogeology & Water Quality
- Geotechnical Design & Assessment
- Site Investigation
- Contaminated Land & Land Quality Assessment
- Environmental Due Diligence & Expert Witness
- Pollution Response & Management
- Remediation Design & Management
- Waste & Resource Management
- Local Authority Waste Services
- Minerals Planning
Our people are designers, project managers, engineers, planners, environmental specialists and business service professionals who together form the teams our clients need to make their project ambitions come to life.

Working from the earliest project stages we offer all the expertise needed to make challenging concepts possible. We then bring together the right teams whenever and wherever our clients need them to make projects happen.

We believe our ability to make a difference through our work and leave a lasting positive legacy is what sets us apart.