

www.bartonwillmore.co.uk

**BARTON
WILLMORE**

PLANNING SUPPORT FOR COMPULSORY PURCHASE



**BARTON WILLMORE IS THE UK'S
LEADING INTEGRATED PLANNING
AND DESIGN CONSULTANCY. FROM
OUR 13 OFFICES NATIONWIDE, WE
COMBINE NATIONAL INFLUENCE
WITH LOCAL KNOWLEDGE TO OFFER
YOU THE VERY BEST ADVICE**

ABOUT US

Since our establishment in 1936, Barton Willmore has grown organically to become the largest independent integrated planning and design consultancy in the UK. At the heart of our service is the capability to guide your scheme from concept to completion via the provision of a single or multidisciplinary service.

In relation to compulsory acquisition of land and property, we offer a full range of services to Acquiring Authorities promoting Compulsory Purchase Orders (CPO) and to landowners affected by proposed regeneration, infrastructure and utilities schemes.

This booklet provides background about who we are, our areas of expertise and what we can do.

OUR EXPERTISE

We understand the process, justification and negotiation involved with the compulsory acquisition of land and property. Our team combine technical knowledge across a broad range of development types with unrivalled senior professional team experience.

CLIENT FOCUSED

Our projects involving the compulsory acquisition of land are structured around small, client focused teams, which are led by a senior team. We ensure a tailored response to client need alongside providing an appropriate level of service and resource committed to the project.

EXPERT WITNESS EXPERIENCE

As a Practice, we regularly provide an expert witness service in respect of retail, housing, leisure, industrial, commercial, energy, infrastructure or regeneration sector development. More specifically, we prepare and present expert evidence at CPO Inquiries, Development Consent Order (DCO) hearings and at the Upper Tribunal.

CROSS-DISCIPLINARY

We commit to long term projects and collaborative team working, our planners know design and our designers know planning, offering our clients a highly efficient yet informed and innovative service. We believe this combination enables us to identify opportunities, promote ideas and realise maximum value for sites and schemes of all types and sizes.

KNOWLEDGE SHARING

As a national Practice, we use our size to make a difference. As a leading organisation in our field, we can access many influential figures within our industry in order to progress and promote your project. Our leading experts in CPO are Committee members of the Compulsory Purchase Association (CPA) and contributors to RICS CPD programme updates on CPO.

PARTNERSHIP AND JOINT WORKING

Projects involving CPOs often feature joint ventures and co-working between the public and private sector. These relationships can be intrinsic to the success of major regeneration proposals as is the engagement process with statutory consultees and the local community.

STAKEHOLDER ENGAGEMENT

Engagement has long been a core element of our offer. Our stakeholder engagement services include; communications strategy development, individual stakeholder and statutory consultee briefings, community consultation public exhibitions and community liaison.

HOW CAN WE HELP

We work for both local authorities (and others) promoting CPOs and landowners affected by CPOs.



FOR PROMOTERS OF CPO, WE CAN:

STAKEHOLDER
ENGAGEMENT



PLANNING APPLICATION
PREPARATION AND ADVICE



CPO JUSTIFICATION, POLICY
AND STRATEGIC ADVICE



PREPARATION AND DELIVERY OF EXPERT
PLANNING AND CPO JUSTIFICATION
EVIDENCE AT THE CPO INQUIRY, DCO
HEARING AND UPPER TRIBUNAL



ADVICE REGARDING PLANNING
ASSUMPTIONS RELATING TO LAND VALUES



DRAFTING OF THE STATEMENT OF
REASONS AND STATEMENT OF CASE



FOR LANDOWNERS, WE CAN:

APPRAISAL OF THE PROPOSED SCHEME



IDENTIFY ALTERNATIVE MEANS OF
DELIVERING THE SCHEME WITHOUT
INCLUSION OF CLIENT'S LAND



SUPPORT OBJECTIONS TO CPO,
THROUGH IDENTIFICATION AND
ARTICULATION OF PLANNING
IMPEDIMENTS TO IMPLEMENTATION



ADVISE ON PLANNING
PERMISSIONS ASSUMED UNDER
SECTION 16 OF THE LCA 1961



PREPARATION AND DELIVERY
OF EXPERT PLANNING AND
CPO EVIDENCE



ADVICE IN RELATION TO THE
FEASIBILITY OF "HOPE" VALUE BEING
DERIVED FOR AN ALTERNATIVE
FORM OF DEVELOPMENT AT THE
RELEVANT VALUATION DATE



PREPARATION AND SUBMISSION
OF CERTIFICATES OF APPROPRIATE
ALTERNATIVE DEVELOPMENT -
UNDER SECTION 17 OF THE LCA 1961



ADVISING ON THE PROSPECT AT
VALUATION DATE OF ANY FUTURE
GRANT OF PLANNING PERMISSION
(I.E. HOPE VALUE) - UNDER SECTION
14(3) OF THE LCA 1961

9th Floor
Bank House
8 Cherry Street
Birmingham
B2 5AL
T/ +44 (0)121 711 5151

101 Victoria Street
Bristol
BS1 6PU
T/ +44 (0)117 929 9677

St Andrews House
St Andrews Road
Cambridge
CB4 1WB
T/ +44 (0)1223 345 555

Greyfriars House
Greyfriars Road
Cardiff
CF10 3AL
T/ +44 (0)292 066 0910

The Observatory
Southfleet Road
Ebbsfleet
Dartford
Kent
DA10 0DF
T/ +44 (0)132 237 4660

68/70 George Street
Edinburgh
EH2 2LR
T/ +44 (0)131 220 7777

The Centrum Business
Centre Limited
38 Queen Street
Glasgow
G1 3DX
T: 0141 548 8240

3rd Floor
14 King Street
Leeds
LS1 2HL
T/ +44 (0)113 204 4777

7 Soho Square
London
W1D 3QB
T/ +44 (0)207 446 6888

Tower 12
18/22 Bridge Street
Spinningfields
Manchester
M3 3BZ
T/ +44 (0)161 817 4900

The Forum
The Pearl
New Bridge Street West
Newcastle
NE1 8AQ
T/ +44 (0)191 605 3500

The Blade
Abbey Square
Reading
RG1 3BE
T/ +44 (0)118 943 0000

Suite 43
OVIC
4 Ocean Way
Southampton
SO14 3JZ
T/ +44 (0)23 8038 1968



KEY CONTACT



GREG DICKSON
PLANNING DIRECTOR

T/ 0161 817 4900
M/ 07710816757
greg.dickson@bartonwillmore.co.uk

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
ENVIRONMENTAL PLANNING
HERITAGE
GRAPHIC COMMUNICATION
PUBLIC ENGAGEMENT
DEVELOPMENT ECONOMICS