



How to avoid your clients being sued for £2 million



The Public – The client

- └ A nation of NIMBY's (Not In My Back Yard).
- └ BANANA (Build Absolutely Nothing Anywhere Near Anything).
- └ The British public have a knee jerk reaction of hatred and fear towards development.
- └ 95% of a solicitors client base is concerned about development.





*'We hope to buy the first one
and then object to the other
199 being built'*



The Telegraph



Dealing with death threats and development, Sherin Aminossehe on the road from Whitehall to Lendlease

Confronted by a death threat from community members opposed to a development she was advising on as a Farrells masterplanner in her late 20s, she and her team...





Location, Location, Location


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East Lothian and Wolverhampton Series 22 Episode 17

Phil Spencer catches up with Ian in East Lothian, and musicians Darren and Me'sha in Wolverhampton, who needed room for a recording studio

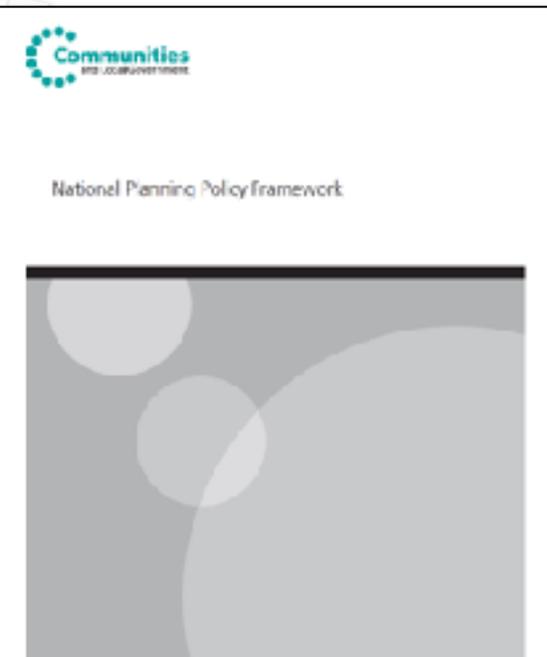
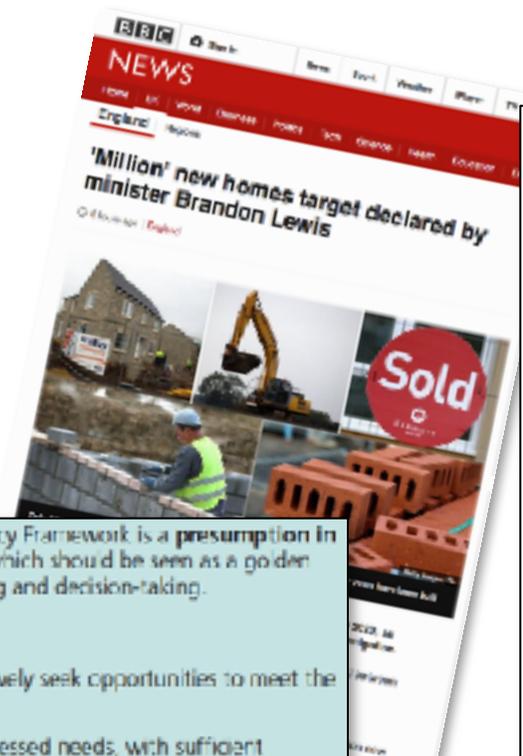
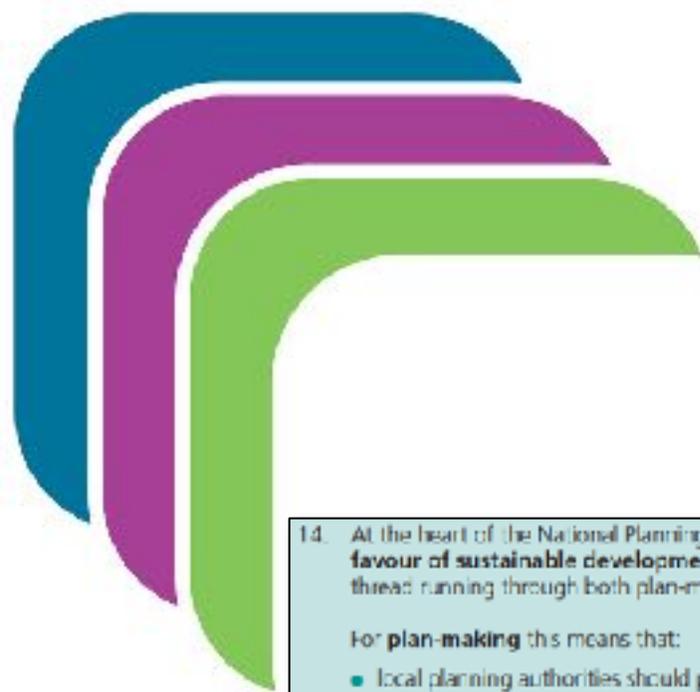




The Urban Area



On average 60% of housing land comes from windfall developments.
There are still huge areas of land yet to be developed.
80% of urban properties have land that could be developed within 75m.



14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

For **decision-taking** this means:¹⁰

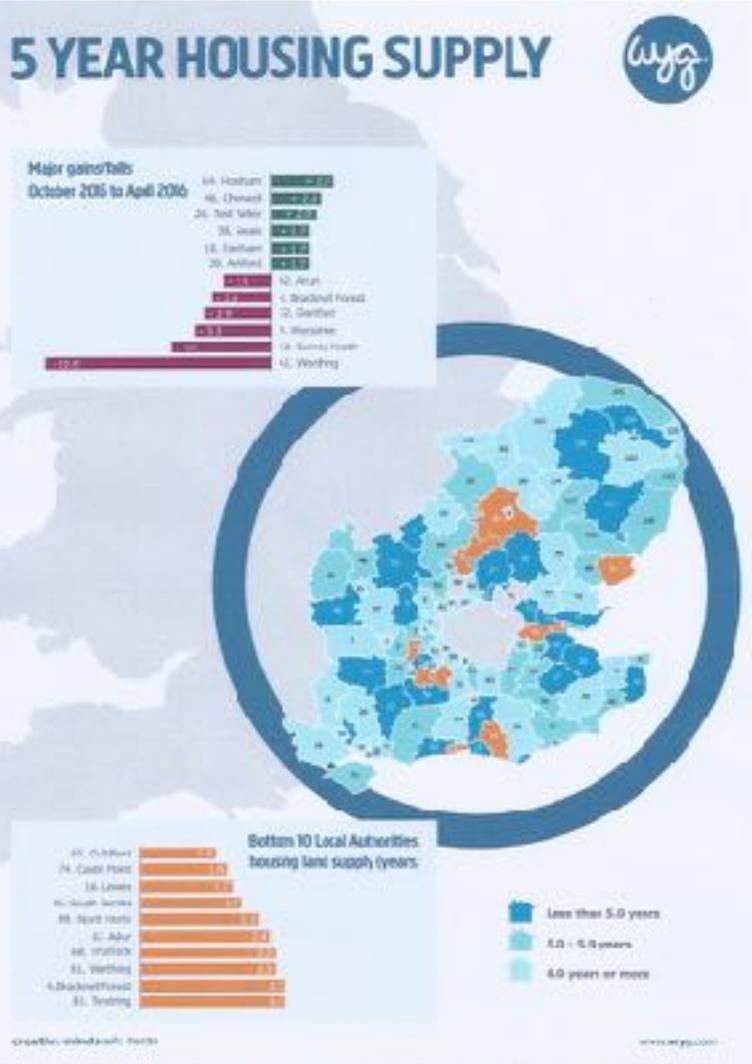
- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹





8. Court of Appeal Judgement, Appeal Decision and 5 Year Housing Land Supply

- 7.1 A Court of Appeal Judgement on 17th March 2016 (*Richborough Estates Partnerships LLP v Cheshire East Borough Council and Secretary of State for Communities and Local Government – Case No: C1/2015/0583 and C1/2015/0894*) concluded that if a Local Planning Authority has no 5 year housing land supply then the court's interpretation of National Planning Policy Framework (NPPF) paragraph 49 is such that any policies which are considered to have an impact upon the supply of housing, including those which could have a constraining effect upon it (e.g. Green Belt, AONB, National Park etc.) would be considered 'out of date'.



This research is a summary of the data used here, available for more detail on request. The data is based on the most up-to-date information available, but supply data is subject to change and subject to their own monitoring methods and processes. Last updated: 20 April 2016.

The planning and building process is a complex one, and the data here is a snapshot of the current situation. It is not intended to be a forecast of future supply, and should be used as a guide only.

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Local Authority	April 2015 (years)	April 2016 (years)	Change (years)
1. City of London	4.0	4.0	0
2. London	4.0	4.0	0
3. City of Westminster	4.0	4.0	0
4. Bradford Council	4.0	4.0	0
5. City of York	4.0	4.0	0
6. City of Lincoln	4.0	4.0	0
7. City of Derby	4.0	4.0	0
8. Walsingham	4.0	4.0	0
9. City of Nottingham	4.0	4.0	0
10. City of Leicester	4.0	4.0	0
11. City of Coventry	4.0	4.0	0
12. Aylesbury	4.0	4.0	0
13. City of Northampton	4.0	4.0	0
14. City of Peterborough	4.0	4.0	0
15. City of Luton	4.0	4.0	0
16. City of Milton Keynes	4.0	4.0	0
17. City of Reading	4.0	4.0	0
18. City of Oxford	4.0	4.0	0
19. City of Slough	4.0	4.0	0
20. City of Epsom and Ewell	4.0	4.0	0
21. City of Guildford	4.0	4.0	0
22. Gwent	4.0	4.0	0
23. City of Southampton	4.0	4.0	0
24. South Tyneside	4.0	4.0	0
25. City of Huddersfield	4.0	4.0	0
26. Telford & Wrekin	4.0	4.0	0
27. City of Walsley	4.0	4.0	0
28. City of Walsingham	4.0	4.0	0
29. City of Woking	4.0	4.0	0
30. City of Wokingham	4.0	4.0	0
31. Woking	4.0	4.0	0
32. City of Wokingham	4.0	4.0	0
33. City of Wokingham	4.0	4.0	0
34. City of Wokingham	4.0	4.0	0
35. City of Wokingham	4.0	4.0	0
36. City of Wokingham	4.0	4.0	0
37. City of Wokingham	4.0	4.0	0
38. City of Wokingham	4.0	4.0	0
39. City of Wokingham	4.0	4.0	0
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42. City of Wokingham	4.0	4.0	0
43. City of Wokingham	4.0	4.0	0
44. City of Wokingham	4.0	4.0	0
45. City of Wokingham	4.0	4.0	0
46. City of Wokingham	4.0	4.0	0
47. City of Wokingham	4.0	4.0	0
48. City of Wokingham	4.0	4.0	0
49. City of Wokingham	4.0	4.0	0
50. City of Wokingham	4.0	4.0	0

For detailed housing land supply analysis, contact WYG's Planning & Development team on 01273 463150 or info@wyl.co.uk



Same Council Web Site - Different conclusion

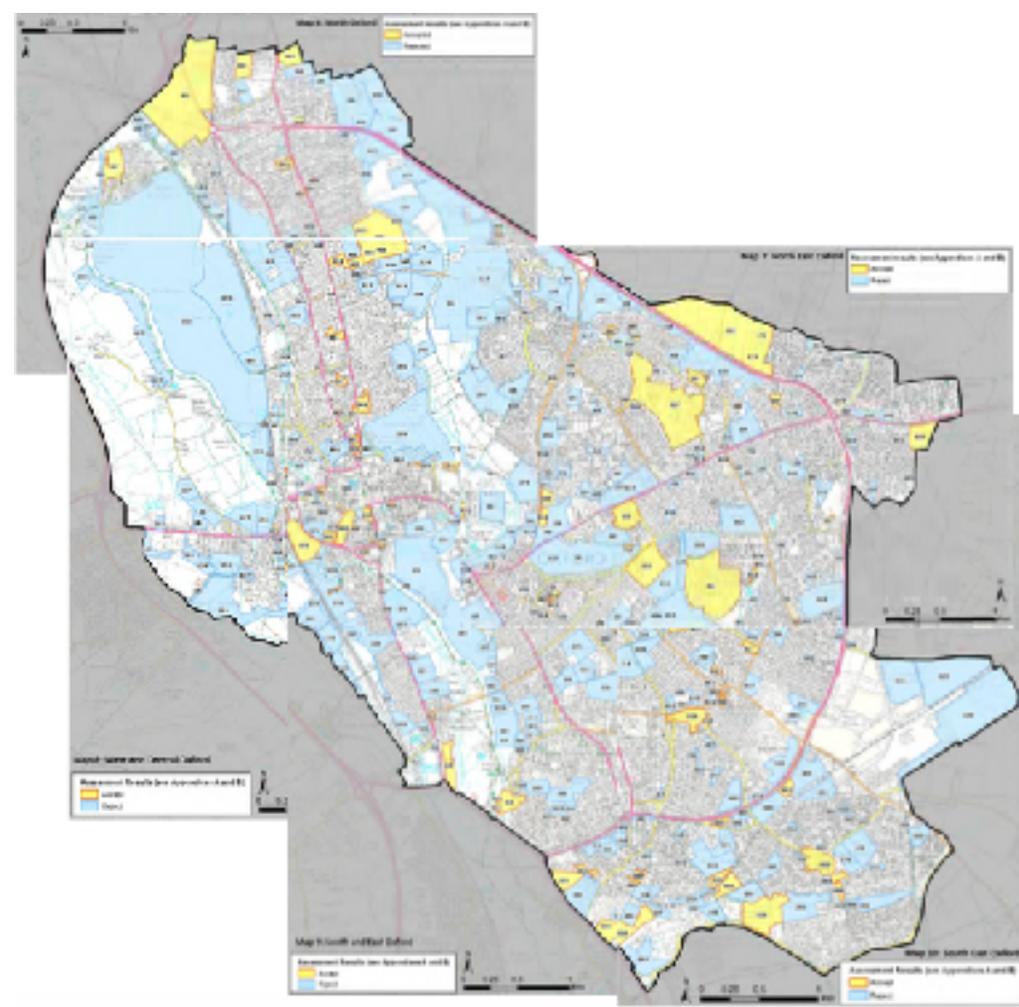
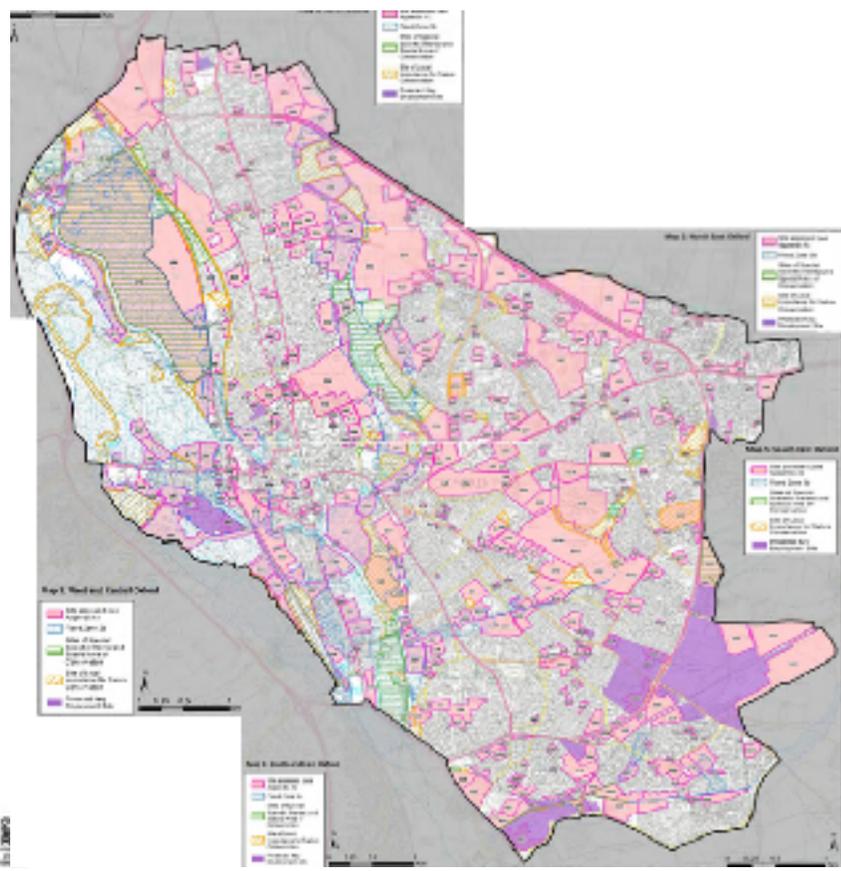
What is a SHLAA?



Land to the south shown as green belt on local plan



Same land, same web site but land identified as suitable for development in SHLAA



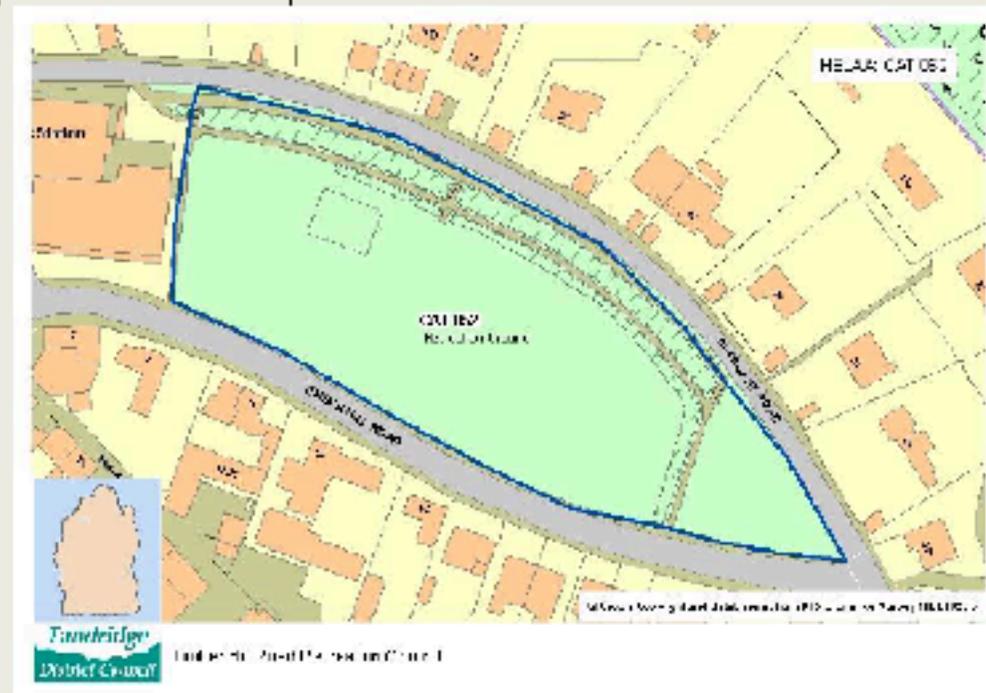
Oxford's Housing Land Availability and Unmet Need Assessment

December 2014





HELAA Reference Number	CA1 057
Address	Timber Hill Road Recreation Ground
Site Size	0.69
Approximate Developable Area	0.69
Estimated Site Yield	13
Green Belt Suitability	Not in Green Belt The site is small area of grassland within the urban area of Caterham. The site has wide frontage with Timberhill Road so access could be created. The site is considered suitable in principle.
Available	The site is owned by HCC and is therefore considered available although no decision has been made by the Council about whether they wish to develop the site.
Achievable Status	Development of the site is considered to be achievable. Deliverable - Can be developed within 5 years



Unity Street Chambers



← Court of Appeal: Indefinite Suspension of Contact in a
Genuine Relationship with an Adult Contact

Long term sickness – what evidence should an employer
obtain before dismissing the employee? →

High Court re-affirms "caveat emptor" principle

Posted on July 28, 2015 by Toby Huggins

In *Thorp v. Abbotts* [2015] EWHC 2142 (Ch) (transcript [here](#)) HHJ Cooke (sitting as a High Court Judge) considered whether answers given by vendors on the Seller's Property Information Form ("SPIF") (2007 edition) were false (indeed fraud was also alleged).

The case is of interest to practitioners because non-disclosure of matters allegedly "affecting" a property during the sale process often provokes subsequent litigation, and HHJ Cooke provides some useful guidance as to what matters should properly be regarded as within the purview of the SPIF questions.

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Whether Seller's Property Information Form replies were fraudulent misrepresentations (High Court)

Resource type: Legal update; case report Status: Published on 24-Jul-2015 Jurisdictions: England, Wales

In *Thorp and another v Abbotts and another* [2015] EWHC 2142 (Ch), the High Court considered a misrepresentation claim where it was alleged that property sellers had given fraudulent replies in the Seller's Property Information Form (SPIF).

Practice Law Property



1 News

Europe News SEARCH THIS NEWS

Birds lose massive negligence claim over taxless mansion
20 July 2015 Retail

A Bird & Bird lawyer is set for a sparking after the firm lost one of the biggest negligence claims of the year. Bird & Bird was instructed by Hong Kong property company Orientfield in 2010 to buy a blinged-up seven bedroom mansion in St John's Wood, north west London. But a Bird & Bird lawyer in the real estate practice failed to send Orientfield a planning report which showed that the house would be adversely affected by a substantial development planned nearby.



If you let your eyes relax the dining room resolves into an image of Libesko throwing up rubies

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Bird & Bird faces £2m professional negligence case over Elisabeth Murdoch home.

by: Ben Race on Monday, December 15, 2014

Bird & Bird is facing a £2m negligence claim from British Virgin Islands (BVI) company Orientfield Holdings in relation to Orientfield's aborted purchase of a £75m property recently bought by Elisabeth Murdoch.

Orientfield Holdings is pursuing its adviser for the loss of a £2m deposit after it pulled out of buying the seven bedroom investment in St John's Wood, having discovered a major school development plan nearby.

The company alleges that Bird & Bird were negligent in failing to pass on the information that the school would be redeveloped as an academy and should pay for the lost deposit.

Bird & Bird has turned to Triton Global director Michael Robin, who has instructed Wiberforce Chambers' Jeanna Smith QC and Tiffany Scott.

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Bird & Bird loses £1.8m professional negligence case over planning report

20 July 2015
By Ben Race



Bird & Bird has lost a professional negligence claim worth £1.8m against its former client Orientfield Holdings in relation to the aborted purchase of a £75m property in St John's Wood, north west London. The claim was brought by the BVI company Orientfield Holdings in relation to the aborted purchase of a £75m property in St John's Wood, north west London. The claim was brought by the BVI company Orientfield Holdings in relation to the aborted purchase of a £75m property in St John's Wood, north west London.

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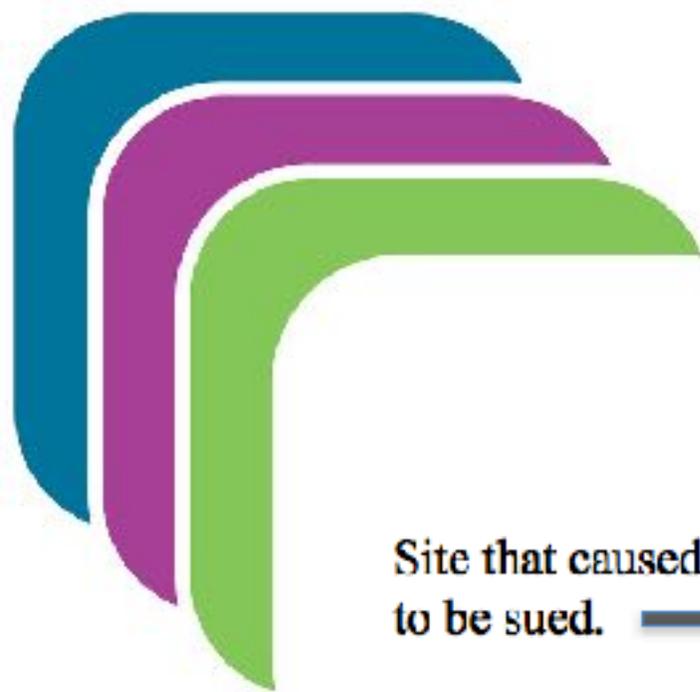
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Camden

Site that caused Bird & Bird to be sued.



Property being purchased.





“Information is power.
So why would any conveyancing solicitor not offer their client the opportunity to learn about what the future may hold in terms of any possible development threat or opportunity?”

Date of Report: 28/10/2014
Order Number: DA SF PA 7230

Your Reference: APT14067000
Our Reference: DA220

Property: **56 Avenue Road LONDON NW8 6KT**

The risk of development being undertaken within a 75m radius of this location is



SUMMARY

Are there major planning applications of concern to the subject property?	YES
Are any important views that the subject property enjoys going to change?	YES
Is the immediate area currently under threat from development?	YES
Is there a potential risk to a leaseholder?	NO

If the answer is 'yes' to any of the above questions, then be expanded upon further within this report.

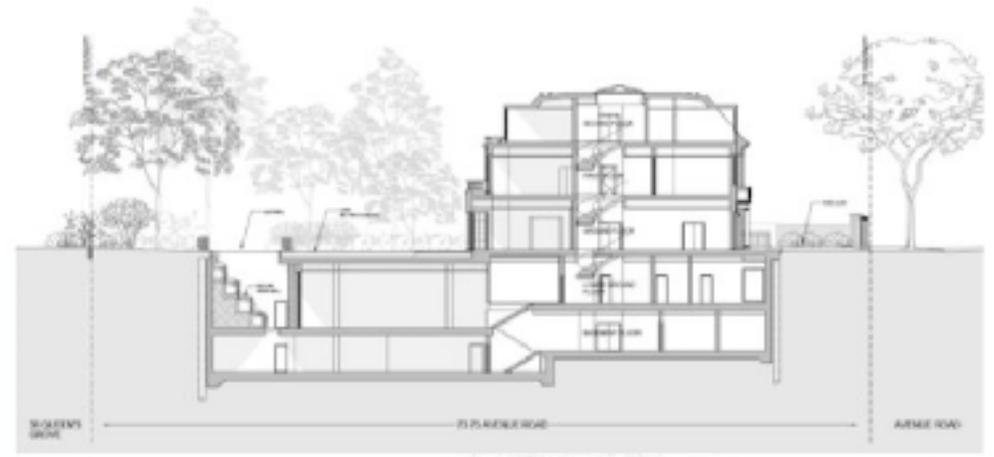
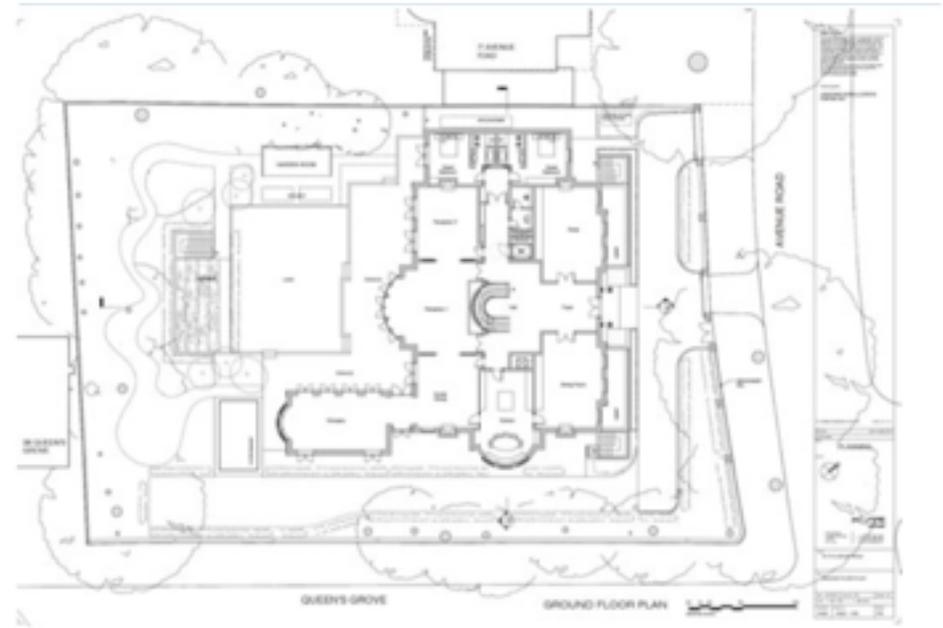
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Lady Justice Gloster



Bird & Bird loses negligence appeal over £26m property

Gloster said there was no basis for the appeal court 'to upset the judge's conclusion' that a summary of the Plansearch report would have revealed the development to Orientfield Holdings. 'The judge heard all the evidence and reached the wholly unsurprising conclusion that a non-negligent summary would have resulted in the detail of the development emerging,' she said.

'Orientfield Holdings would have known about the development before exchange, and the conclusion that the respondent would have withdrawn from the purchase at that time is unassailable', she concluded.



Appeal court: earlier findings were unassailable



Date of report: 04/05/2016
Client Name: 04/20/16/0011

File Address: 2610 DEVASSESS
CU Address: 04/20/16

Property: 26 Newcom Toddlington CHELTENHAM Gloucestershire GL54 5DU

The table of development suitability for this address below lists the number of floors that can be developed:



SUMMARY

Can I develop a property of this size on this site?	YES
Can I develop a 2 storey property on this site?	YES
Can I develop a 3 storey property on this site?	YES
Can I develop a 4 storey property on this site?	NO

If the answer is 'Yes' to any of the above questions it will be possible to apply for this use.

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DevAssess is not responsible for any loss or damage caused by the use of this report or any other information provided.

Method of Development Appraisal

Site	Use	Height	Area	Development	Appraisal
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7



Local Planning Policy

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Development Potential for Major Impact

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Summary of Potential Use

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Site 1



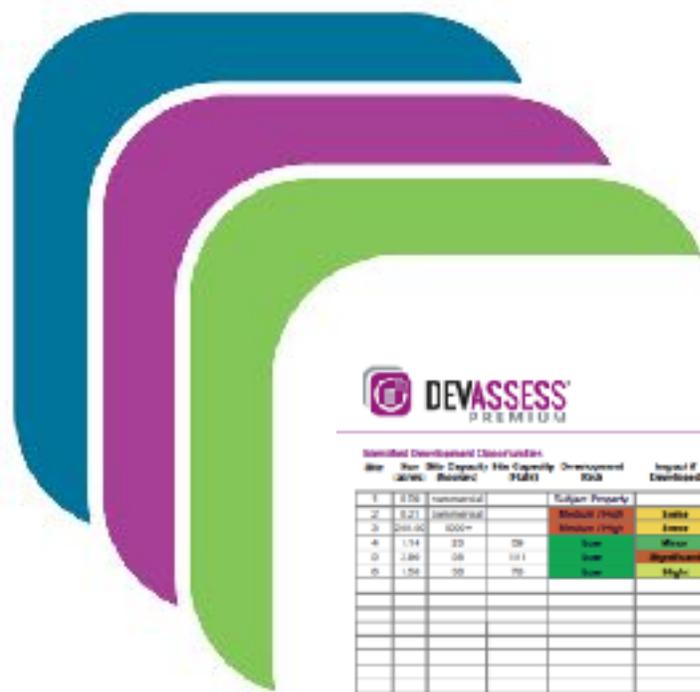


DEVASSESS Plans

Subject Property

Partials





DEVELOPMENT RISK

Standard Development Classification

Site	Area (ha)	Site Capacity (Units)	Development (FAR)	Development (GVA)	Impact if Developed
1	0.50	Commercial		Low	Low
2	0.21	Industrial		Medium (High)	Medium
3	0.00	0.00		Low	Low
4	1.14	20	20	Low	Medium
5	2.86	50	100	Low	Significant
6	1.92	30	70	Low	High



Current zoning in Local Plan
 The land is zoned within the urban/industrial area of Lancaster City Council. Development is assumed as appropriate urban/industrial, subject to a planning application. The site lies within a designated Employment Area. Within this area development proposals that result in a loss of employment space will be resisted by the Local Planning Authority unless a commercial proposal can be supported.

Workhousing Supply
 The Local Planning Authority is not currently able to demonstrate the required supply of housing land. There is therefore a presumption in favour of any development that can be justified as sustainable according to the criteria set out in the National Planning Policy Framework. This can include local planning applications for workspaces provided and so being considered in this status. Further information is available on Page 20.

Site 1 has relevant planning history. In 2017 a planning application was submitted for conversion of site 1B to residential (C3) (residential or accommodation units) to include extension and/or alterations to the main and side elevations to form a new end and under reference number: 2017/02015. The applicant subsequently withdrew the application. If this proposal is not approved then the planning history would be taken as an indication of the business interests in the site. In our view the site meets development potential and is considered a medium to high risk of development. It developed for development seems to be the subject property. To view plans of this withdrawn application are attached for your information. If development is to be developed then you will need to provide an outline planning application for your information. If development is to be developed then you will need to provide an outline planning application for your information. If development is to be developed then you will need to provide an outline planning application for your information.

Site 2 has been identified within the local plan as a potential location for development. This indicates that the Local Planning Authority feel the site is suitable for development and clearly the landowner is interested in developing the site. Consequently the site can be considered a medium to high risk of development. It developed the site may have some impact on the urban form. Whilst a small part of this site was considered in the Strategic Housing Land Availability Assessment (SHLAA) and found to be unsuitable for the reason of the site's proximity to the railway.

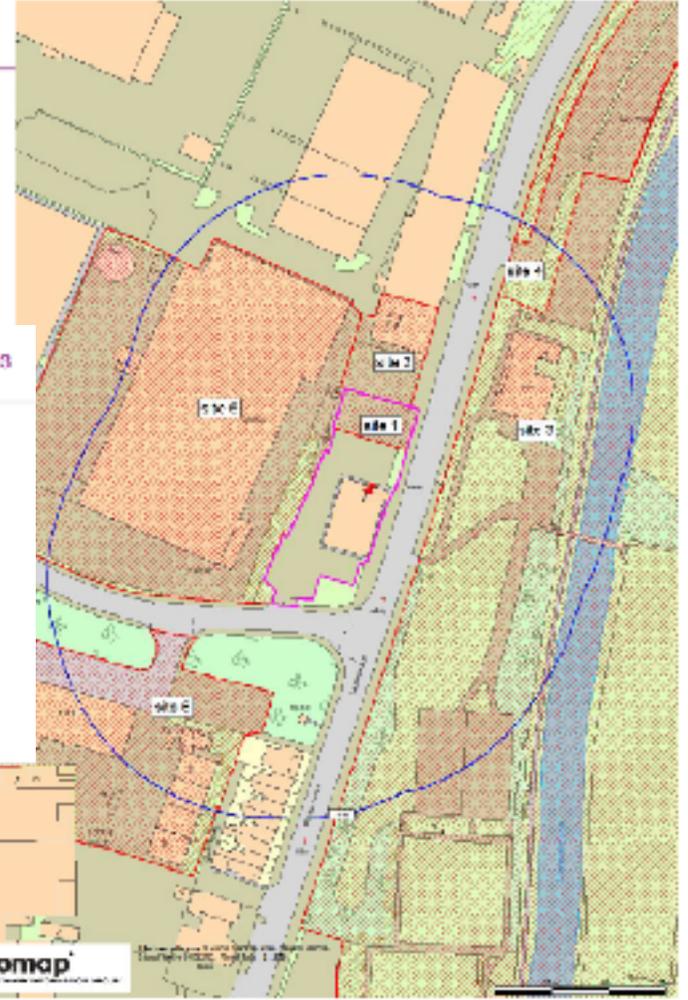
Site 3 has been assessed through the Strategic Housing Land Availability Assessment (SHLAA) process as a potential location for development. The site was found to be unsuitable for development. This indicates that whilst the site may be used to develop the land the Local Planning Authority was unlikely to grant planning permission. The site may be considered a low risk of development. It developed the site is unlikely to have a significant impact on the urban form.



EDGE FARM AND CUCKOO FARM
 EAST LANCASTER

DRAFT DEVELOPMENT BRIEF

Site 2



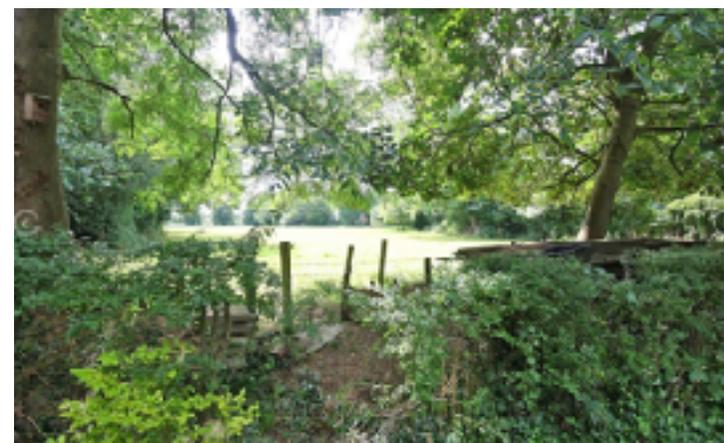
Site 3



LEGEND

- Searched Property
- Core Search Area
- Potential Development Sites





Legend

- Red Area: Road Frontage
- Blue Circle: The Bound of Plot
- Orange Area: Potential Development Plot

Meath Green Lane, Horley, Surrey, RH6

Price on Application



4 Bedrooms 2 Reception Rooms 1 Bathroom
 Charming Character Home * PLANNING PERMISSION TO EXTEND * Kitchen/Breakfast Room * Double Garage * Cable Operated * Parking
 Contact: Horley - Residential 01893 786454 horley@willisandsons.co.uk

Under Offer

Back view Full details Slide show Floorplan FHD Show on map Share Save to shortlist

SITUATION The property is set within a secluded location in the popular Meath Green area approximately one mile from Horley town centre. Horley is situated South of the twin towns of Reigate and Redhill, and boasts a host of shopping, leisure and educational facilities, as well as mainline railway station to London, the coast and good road links to the M23 and Gatwick Airport.

Site 1

PLANNING	Local Plan, Unitary Development Control (2012-16)	Could follow 2004 Act comprehensive	41	11.15
BRAND/VIOLATION	Local Plan, Unitary Development Control (2012-16)			

Plansearch Plus

index v
PROPERTY INFORMATION

Your Reference: 221000
Our Reference: 020575

Date of Issue: 22/10/20
Order Number: 0A5L1P1 2079

Property: **4 Park Close Somerset TA11 6DJ**

The nearest development within a 250m radius from the centre of the site is as follows in this location:

Height: Low Medium High

Are there major development proposals of concern to the subject property?	YES
Are any important views from the subject property being lost or damaged by the immediate area outside under threat from development?	YES
Is there a potential risk to a landlord?	YES
Is the subject a 'youth' site or other sensitive site which requires special notice under the report?	YES

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Landmark

DEVASSIST
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Potential Site

Section 1: Residential Planning Applications

	Alterations and Minor New Builds	0 applications within 50m
	New Build up to 10 dwellings	3 applications within 250m
	New Build 10 to 50 dwellings	0 applications within 250m
	Unclassified	1 application within 250m
	New Build over 50 dwellings	0 applications within 750m

Travellers Site



DEVASSESS'

Site 5 - Interactive-ERC local plan

**Policy H15
HOME FARM, IFFINGHAM**

Within the area of Home Farm, Iffingham as shown on the map above. May, the Borough Council will continue to promote environmental improvements to restore and enhance the rural character of this part of the countryside. Proposals to replace existing dwellings which have a legally established use will be permitted provided they accord with the criteria set out in policy H16.

5.73 A considerable amount of sporadic development has taken place to the west of Iffingham and this is interposed with neglected land. The majority of the residential premises were of a temporary nature and the Borough Council's original strategy was to seek the removal of these premises. The emphasis of the policy has been changed, having regard to legislative changes, this means that many of these properties can qualify as legally established. In such cases the Borough Council will permit their replacement by more appropriate permanent dwellings. Proposals for the replacement of mobile homes will be considered on their merits, in line with Policy H15 and other relevant policies in the Plan.



Gypsy family slams council for spending £1m on their caravan site, claiming: 'We don't want MORE travellers living here!'

By **James Galloway**
 Updated: 18:52, 9 Jul 2011

Facebook Twitter YouTube+ Google+ RSS

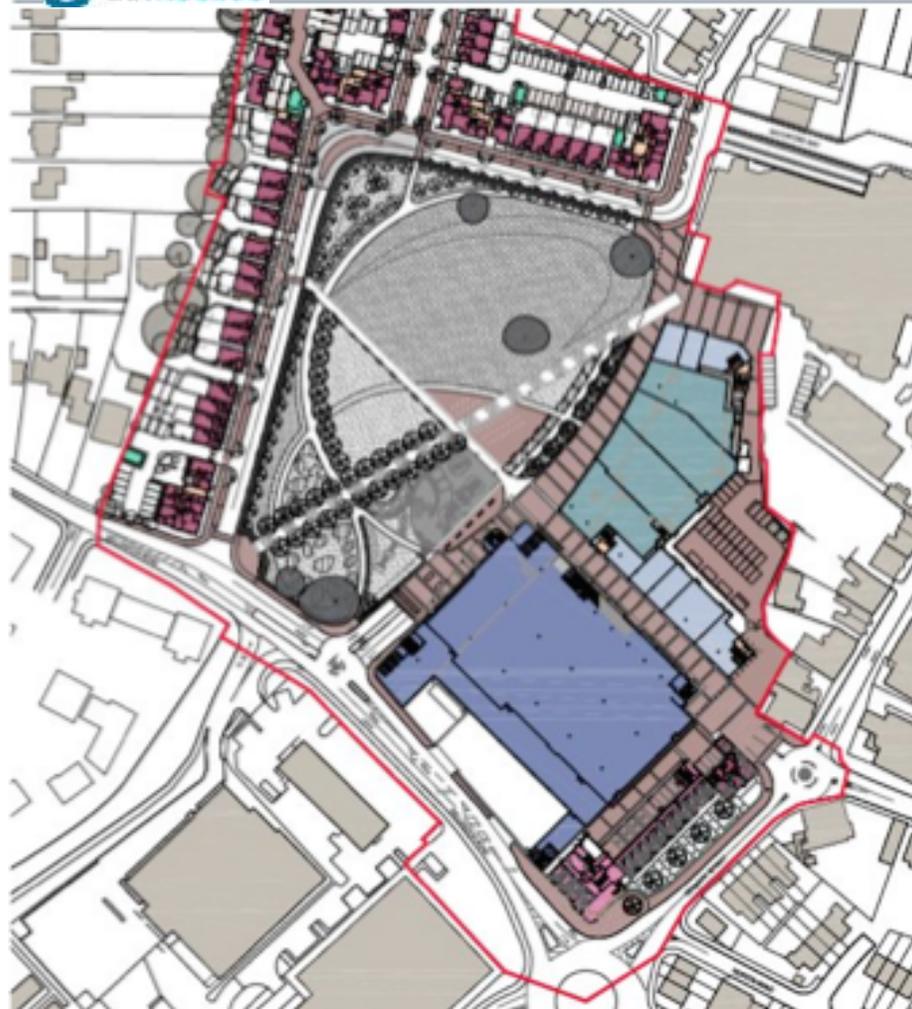
A family of gypsies have launched an attack on a council sponsored scheme to spend £1m on developments - because they do not want more travellers in the area.

They say an original plan to spend the cash on upgrading the site has been scrapped, and that the money should be used to build more homes.

North Devon Council announced earlier this week it would increase the number of caravan pitches from eight to 20.



Mr. Phillips is accused of forcing the council to build a profit-making site here.



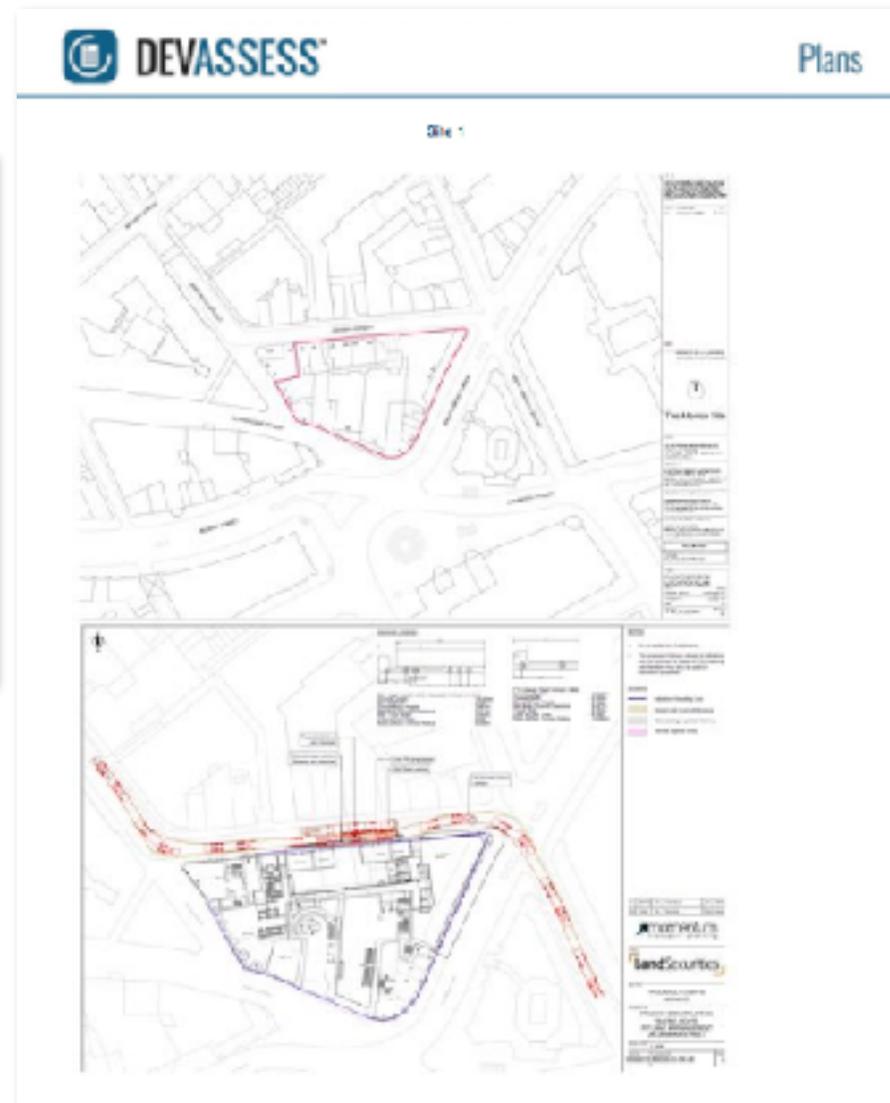


re concerning 37 Measley rd April 2014

I was shocked to receive a letter from Churchhill (copy enclosed) about planned development on the site opposite my new home - discovered that the planning application was made a few wks. I immediately "searched" about planning applications you supplied - I have (copy enclosed) which under the instruction of the the committees of the development is that I will keep it under review as I have from my house (I will supply photo in due course) what happens?

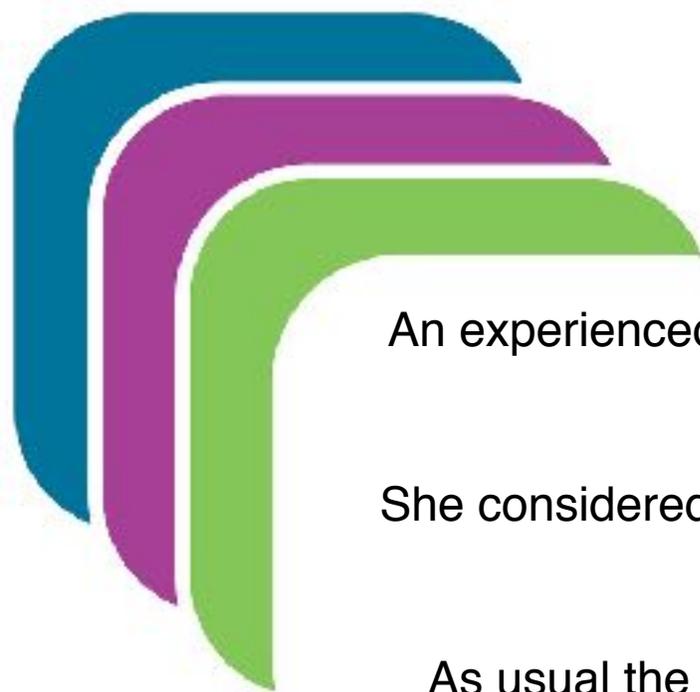
K





Housing Association - near miss





An experienced solicitor, who was clearly very bright and diligent, was working on a probate case and instructed an estate agent to value the property.

She considered that there was no obvious development potential and the estate agent didn't comment on there being any either.

As usual the inheritance tax report was submitted to the Inland Revenue and passed for assessment to the District Valuer.

He found that the value was a lot higher due to 'hope value' potential.

Despite our victim's response being that this was only potential and not necessarily able to be released.

HMRC advised that a probate valuation should be done considering hope value and tax paid on that value, whether there is planning or not.

They fined the executors (which the firm had to pay for providing false information) in the region of £8000 plus tax.



Getting a realistic valuation for a property's market value.

You should ask the valuer to provide a realistic price of a property's market value - the 'open market' value.

The valuation should take into account anything that might increase or reduce the value of the property and you should ask the valuer to do this. See more in the sections below.

There may be something about the property that makes it particularly appealing to buyers.

For example, an unusually large garden, or access to other development land.

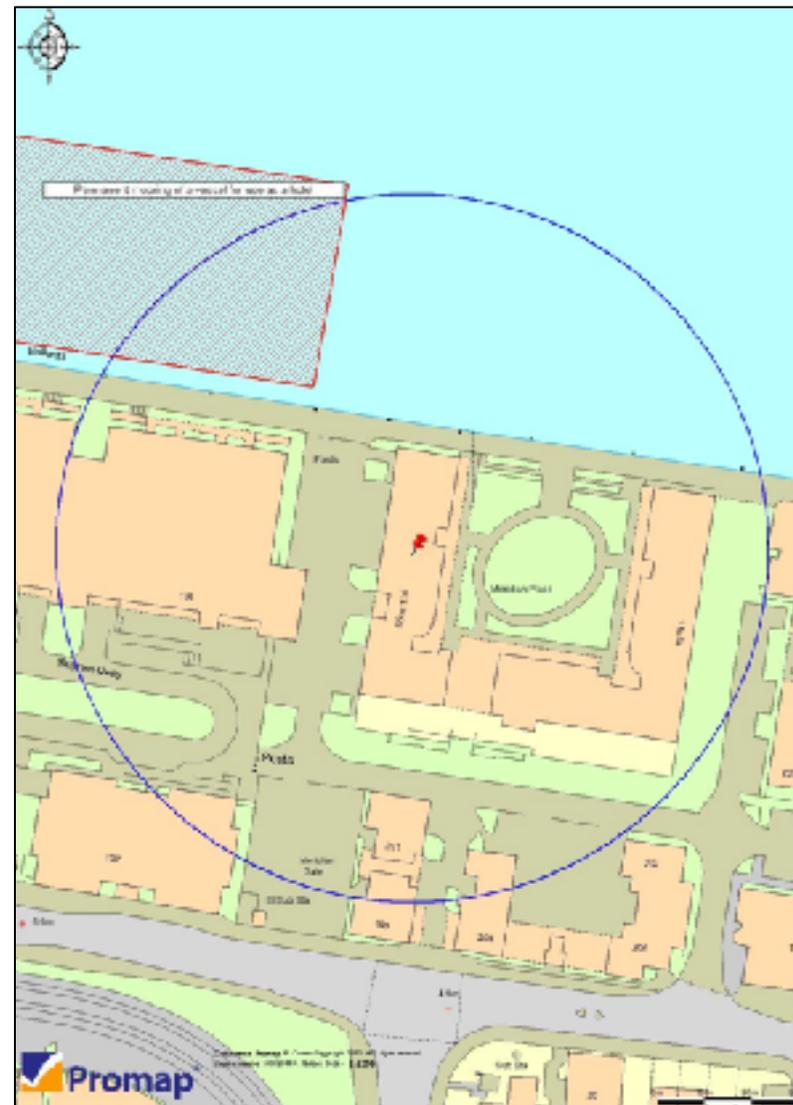
If the property has features that make it more attractive to buyers then the valuation may need to increase.



How safe is that view?



Sometimes even a water view can hold surprises.
Consent exposed for 600 room permanent floating hotel.





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Wednesday, May 21st 2014 9AM 16°C 107M 18°C 4-Day Forecast

MailOnline

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Was it YOU that sent me this? The Fancy staying in a hobbit hole? Next On top of the world? Jamaica Making a splash? Want SEA TURTLES Russell Crowe hits out: Hollywood From Organisers to Old Reliably, the

Sailing home: London's first superyacht hotel makes her way up the River Thames ahead of her grand opening

By SAM HICKSON

PUBLISHED: 10:02, 17 May 2014 | UPDATED: 10:05, 27 May 2014

781 shares 45 comments

London's first superyacht hotel has sailed up the River Thames to take her place in the capital's Royal Victoria docks.

The exclusive 120-meter vessel made her way from Holland across the Channel and into London ahead of her grand opening on April 9.

The unusual new hotel will open with 130 rooms and outdoor spaces spread over five decks, but guests won't be travelling too far as the boat will stay moored in Fast London.

DO YOU HOUSE TRIP YET?

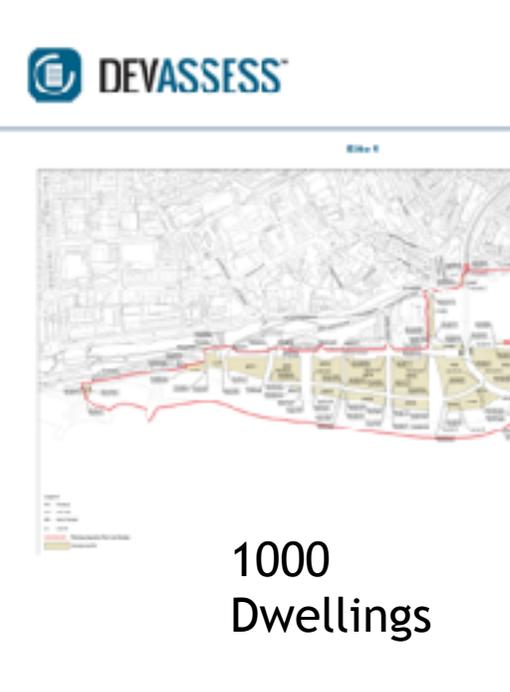


Charles Chatterji BSc MRICS



“the loss of such a water view in this case could take as much as 25% off the value of a property.”







Brighton Marina



Brighton Marina campaigners pin hopes on appeal hearing



The Brighton Marina development houses 11 apartment blocks ranging in height from six storeys to 43

campaigners agree: the construction of 11 tower blocks in Brighton Marina are hoping that an Appeal Court hearing will halt the development.

After years of debate, the project was approved in 2006 and work began on the first two buildings at the end of 2015.

Simon Proulx, from the Brighton Marina Action Group, said the area was "never intended to be a high-rise, high-density housing development".

Brianwick, demolitionists said the legal challenge would take six to 12 months.

Marketing Director Andrew Goodall said all the issues had been addressed during a "rigorous" four-year planning process.

'Wrong sort of housing'

The apartment blocks range in height from six storeys to 43, with a total of 863 flats.

Related Stories

Seaford: house proposal rejected

Marina Green development rejected

New £200m marina plans unveiled

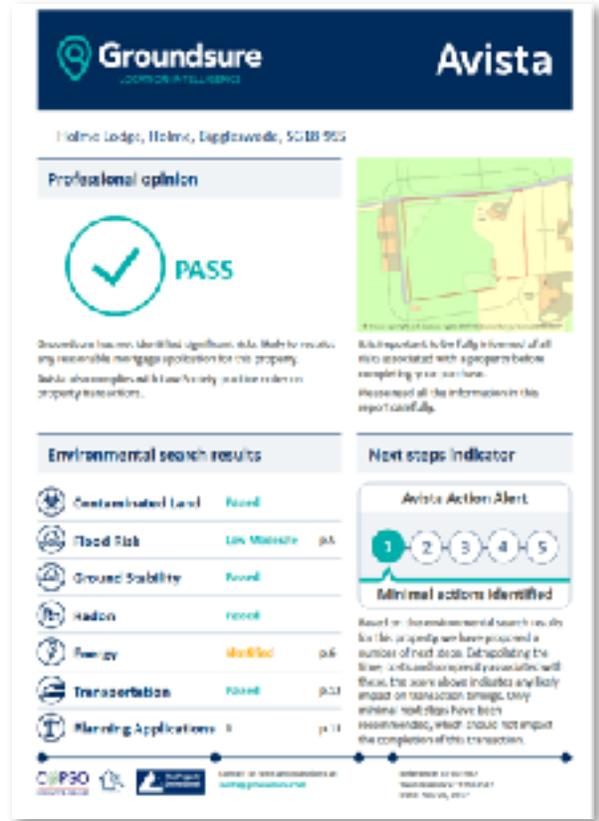






All DevAssess reports include either a Plansearch Plus or GroundSure Planning report.

Unless fast-tracked, reports are returned within 5 working days.





DEVASSESS PREMIUM

SEARCH

Crucialfile Manor (auctons) 181 Warfield CRAGNELL RG42 6JL

The size of development using various sites within this area has been estimated

Highly Suitable Low Suitable Not Suitable

QUALITY

	<p>Are there general restrictions that affect within 75% of the site boundary?</p> <p>Are there major planning objections that affect the subject property?</p> <p>Are any restrictions shown that the subject property might be able to change?</p> <p>Is it reasonable to see any other land for major development?</p> <p>Are there any identified development risks that may negatively affect a realisation of the subject property?</p> <p>Does the subject appear to have any development potential?</p> <p>If the subject was to be sold by a developer, what would the price be?</p>	<p>YES</p> <p>NO</p> <p>PROBABLY</p> <p>YES</p> <p>NO</p> <p>POTENTIAL</p>
--	---	--

Landmark



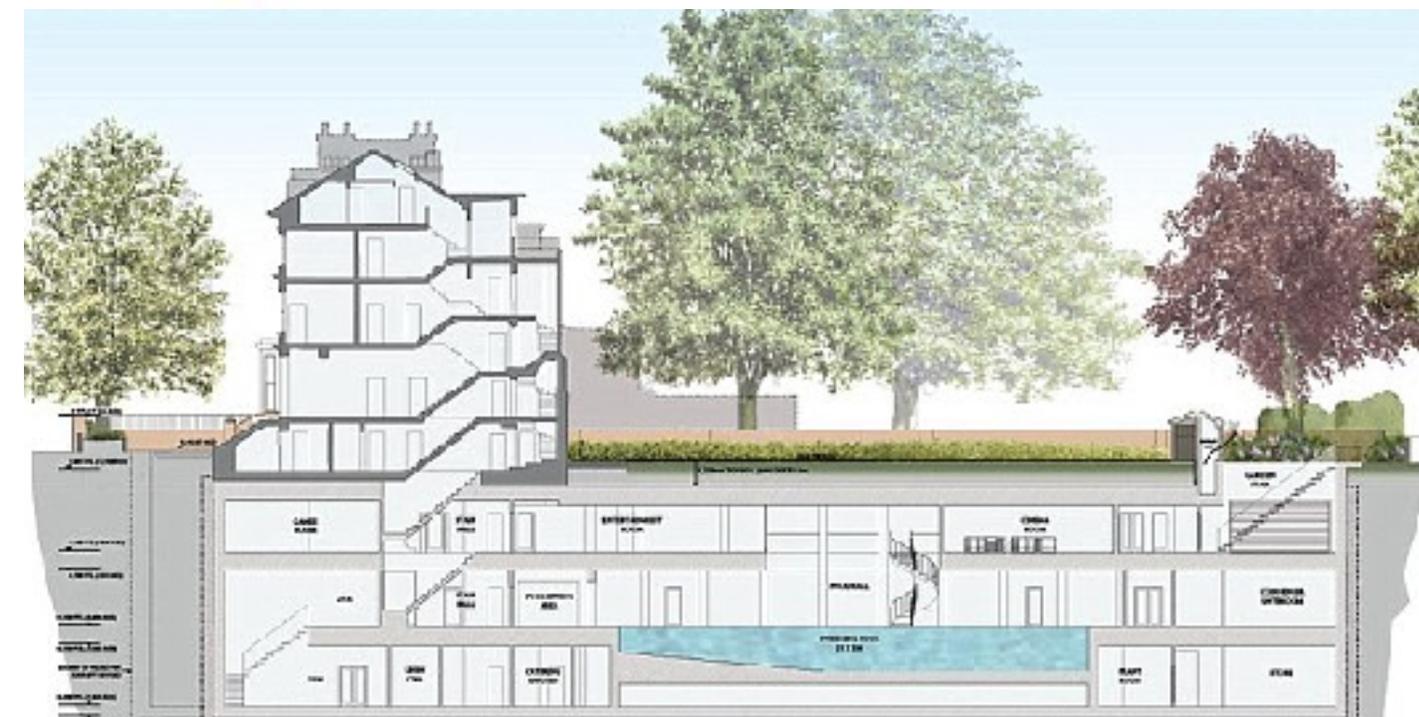
2200 homes



Site 1

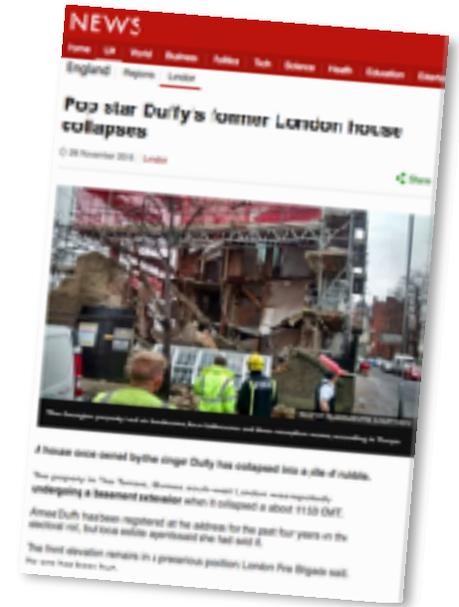


Address, location, postcode	Highbury and Islington Station and Corsica Street
Ownership	Network Rail
Approximate size of site	13,600m ²
Current/previous use	Predominantly vacant land adjacent to and over the railway. Station, post office and retail.
How was the site identified and relevant planning history	Site identified in the Highbury Corner Planning Framework and by Network Rail.





BBC





PROPOSED DEVELOPMENT

CASE C...

TP:
SN:
ADDRESS:

24 CHESTER SQUARE, LONDON

LECONFIELD
Property Group







DEVPROBATE™




Title Ref: 8642201 Title Reference: 8642201
 Title Number: 014 1144 7602740 De Reference: 0624210

Property: 210 Quay Street, 10011, NORTH HAVEN 4218, 14 02 414

THE PROBABILITY OF DEVELOPMENT BEING CARRIED OUT AT THIS LOCATION IS:



SUMMARY

Does the subject property have a development potential?	YES
Does it require a form from the council as part of a local development plan?	NO
Does it require a form from the council as part of a local development plan?	NO
Does the property have a development potential?	POSSIBLY

If the above is 'Yes' you need to apply for a form from the council to develop.

Title Reference:
 The following title is subject to a caveat. This caveat is a condition of the title. The caveat is a condition of the title. The caveat is a condition of the title. The caveat is a condition of the title.

Search Details:
 This search is subject to a caveat. This caveat is a condition of the title. The caveat is a condition of the title. The caveat is a condition of the title. The caveat is a condition of the title.





Subject Property



Legend

● Subject Property
 Development Potential


Winter

Local Policy




Urban

Planning History

Planning History Table with columns: Application Number, Date Received, Status, etc.





FAST TRACK



Suitable for small residential and commercial up to 0.25 of an acre.
Includes Panning data



Suitable for larger commercial and residential over 0.25 of an acres, and up to 40 acres.
Includes Panning data



All city locations



For probate





We've made the DevAssist searches standard on all our residential property purchase cases. A report that provides information, not only about existing planning applications, but also a professional opinion on the potential for future development in the vicinity of a property is a hugely valuable resource to the purchaser client. Providing the DevAssist report ensures that our clients proceed with a purchase with their eyes wide open and this fits with our ethos of providing a first class service and fully supporting our clients' needs.



Jeremy Jupp, Morrisons Solicitors LLP

A very high end search which provides some quality information in a readily digestible format.

Keith Brooks, Layzells Solicitors,

We now undertake a DevAssist search on every purchase transaction as we feel that it is an useful and informative search for our clients. We feel that the search adds extra value to the service we provide to our clients. On some occasions the search result has resulted in our client considering whether or not to proceed with a matter.



Emma Cox, CP Law

Great service and a search result that is of real use to both solicitors and clients alike.



Louise Wall, Charles Coleman LLP

I was greatly surprised as to the amount of additional information that DevAssist were able to supply my clients on their purchase of their new properties.



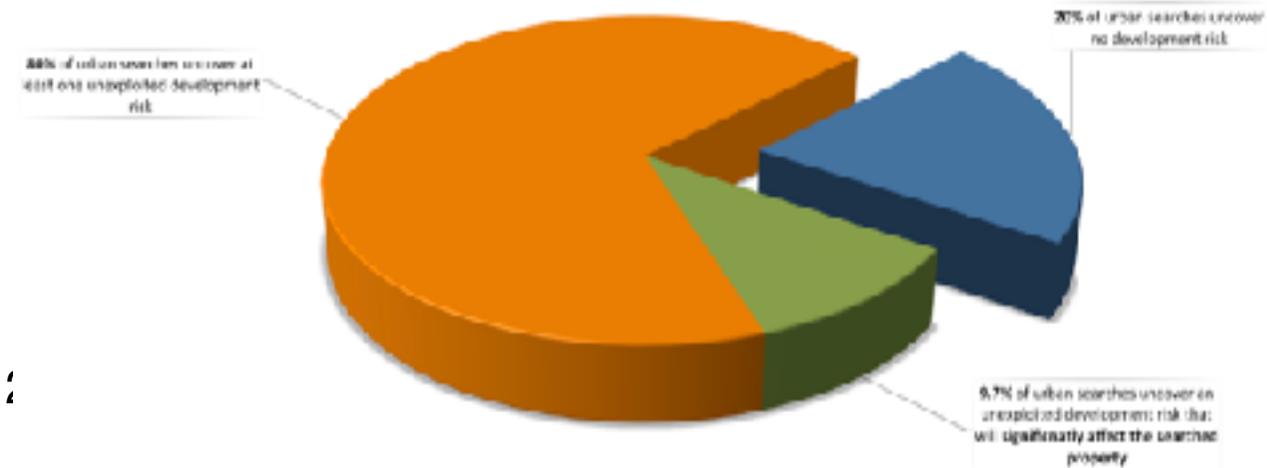
John Humphreys, Charles Coleman LLP

“My team include a Devassess search as standard in every transaction we work on. The reports are invaluable for buyers, lenders and solicitors providing full information from the experts in respect of all development risks. The search is also a game changing addition to assess development potential. We act for many private banks and after hearing our testimonial on the information provided by Devassess, they now correctly insist that we include the search as a standard requirement. This is an essential for all property lawyers.”
Caroline Robertjot - Adams & Remers



Stats

- 80% of all urban properties have one or more unexploited development risk within 75m.
- 2018 29% from Jan 1st**
- Norwich 8.2%
- Cambridge 31%
- Ipswich 18.7%
- Maidstone 25%
- Sevenoaks 25%
- Devon 28%
- Portsmouth 10%
- Manchester 42%
- Hertfordshire 19.7%
- Cobham, Esher and Weybridge :
- Reigate & Redhill 18%



PROTECTING BUYERS, SOLICITORS & LENDERS

DevAssist is the only company that audits locations for development risks and opportunities.



BRENDON MOORHOUSE



Thank you



“I suspect that your services will become a standard requirement for all solicitor conveyancing searches - it looks like you are on to a good thing!”

