




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

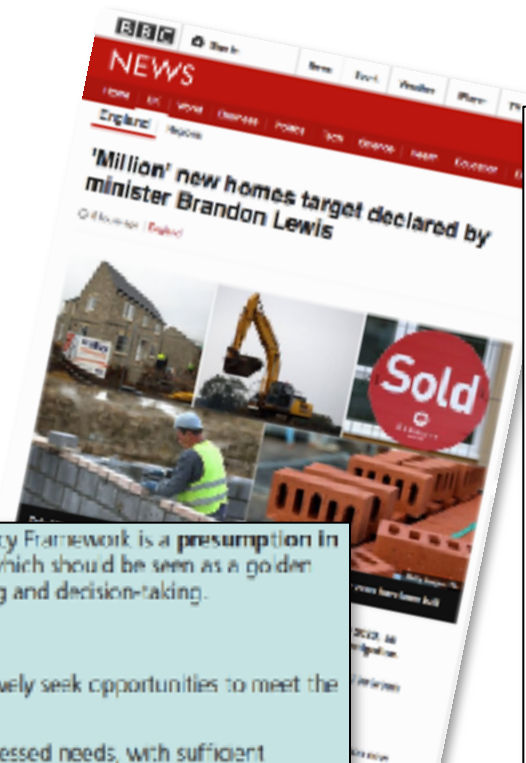
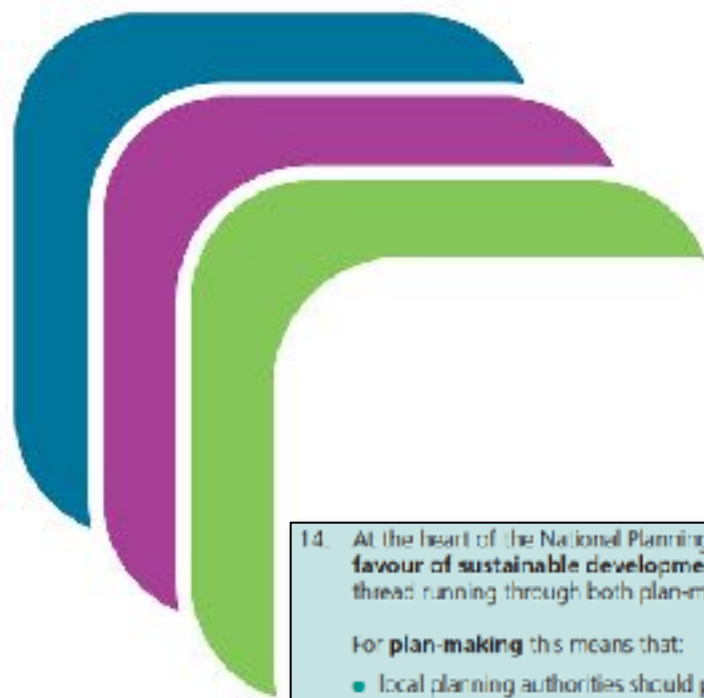




## The Urban Area



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.<sup>9</sup>

For **decision-taking** this means:<sup>10</sup>

- 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.<sup>9</sup>

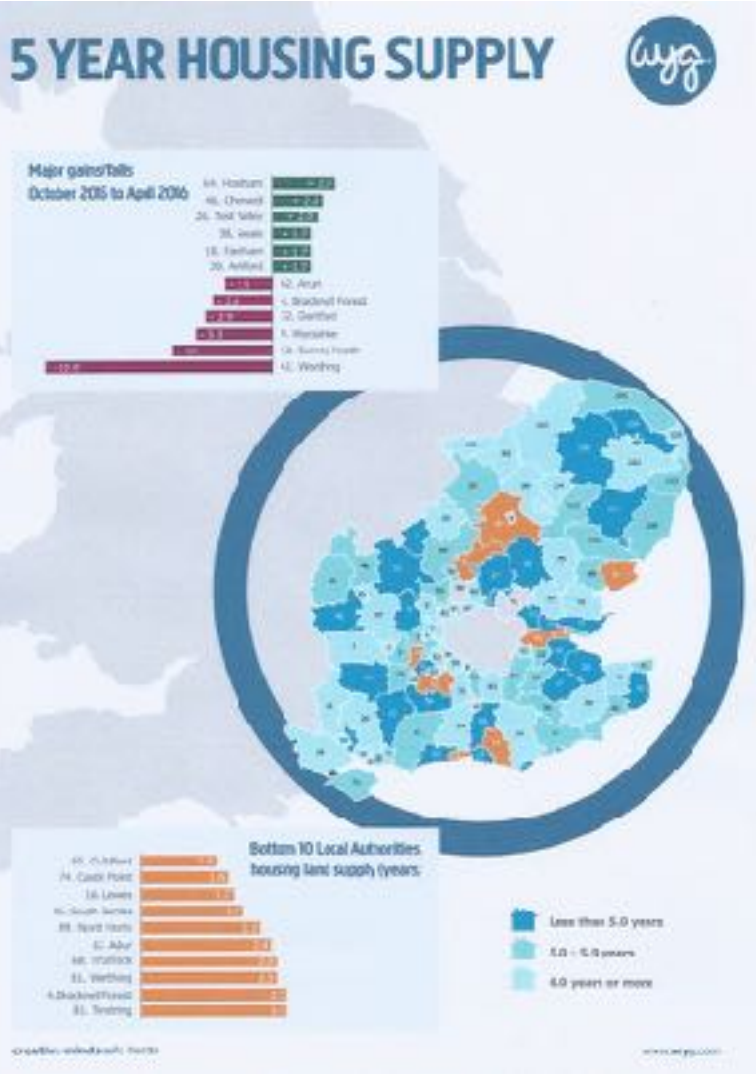




## 8. Court of Appeal Judgement, Appeal Decision and 5 Year Housing Land Supply

- 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 strategic analysis, not a forecast. It is based on the best available data and assumptions. The analysis is based on the current planning system and does not take account of any changes to the system that may occur in the future. The analysis is based on the current planning system and does not take account of any changes to the system that may occur in the future.

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Local Authority	April 2015 (years)	April 2016 (years)	Change (years)
1. Airedale	4.2	5.0	0.8
2. Bassetlaw	4.5	5.0	0.5
3. Calderdale	4.8	5.0	0.2
4. Bradford District	4.8	5.0	0.2
5. Bradford Metropolitan Districts	4.8	5.0	0.2
6. Calderdale	4.8	5.0	0.2
7. Doncaster	4.8	5.0	0.2
8. Walsingham	4.8	5.0	0.2
9. Walsley	4.8	5.0	0.2
10. Walsley	4.8	5.0	0.2
11. Walsley	4.8	5.0	0.2
12. Walsley	4.8	5.0	0.2
13. Walsley	4.8	5.0	0.2
14. Walsley	4.8	5.0	0.2
15. Walsley	4.8	5.0	0.2
16. Walsley	4.8	5.0	0.2
17. Walsley	4.8	5.0	0.2
18. Walsley	4.8	5.0	0.2
19. Walsley	4.8	5.0	0.2
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44. Walsley	4.8	5.0	0.2
45. Walsley	4.8	5.0	0.2
46. Walsley	4.8	5.0	0.2
47. Walsley	4.8	5.0	0.2
48. Walsley	4.8	5.0	0.2
49. Walsley	4.8	5.0	0.2
50. Walsley	4.8	5.0	0.2

Local Authority	April 2015 (years)	April 2016 (years)	Change (years)
51. Walsley	4.8	5.0	0.2
52. Walsley	4.8	5.0	0.2
53. Walsley	4.8	5.0	0.2
54. Walsley	4.8	5.0	0.2
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56. Walsley	4.8	5.0	0.2
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76. Walsley	4.8	5.0	0.2
77. Walsley	4.8	5.0	0.2
78. Walsley	4.8	5.0	0.2
79. Walsley	4.8	5.0	0.2
80. Walsley	4.8	5.0	0.2
81. Walsley	4.8	5.0	0.2
82. Walsley	4.8	5.0	0.2
83. Walsley	4.8	5.0	0.2
84. Walsley	4.8	5.0	0.2
85. Walsley	4.8	5.0	0.2
86. Walsley	4.8	5.0	0.2
87. Walsley	4.8	5.0	0.2
88. Walsley	4.8	5.0	0.2
89. Walsley	4.8	5.0	0.2
90. Walsley	4.8	5.0	0.2
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95. Walsley	4.8	5.0	0.2
96. Walsley	4.8	5.0	0.2
97. Walsley	4.8	5.0	0.2
98. Walsley	4.8	5.0	0.2
99. Walsley	4.8	5.0	0.2
100. Walsley	4.8	5.0	0.2

For detailed housing land supply analysis, contact WYG's Strategic Planning Consultants at 0113 255 4633 or [enquiries@wyg.com](mailto:enquiries@wyg.com)



# Same Council Web Site - Different conclusion

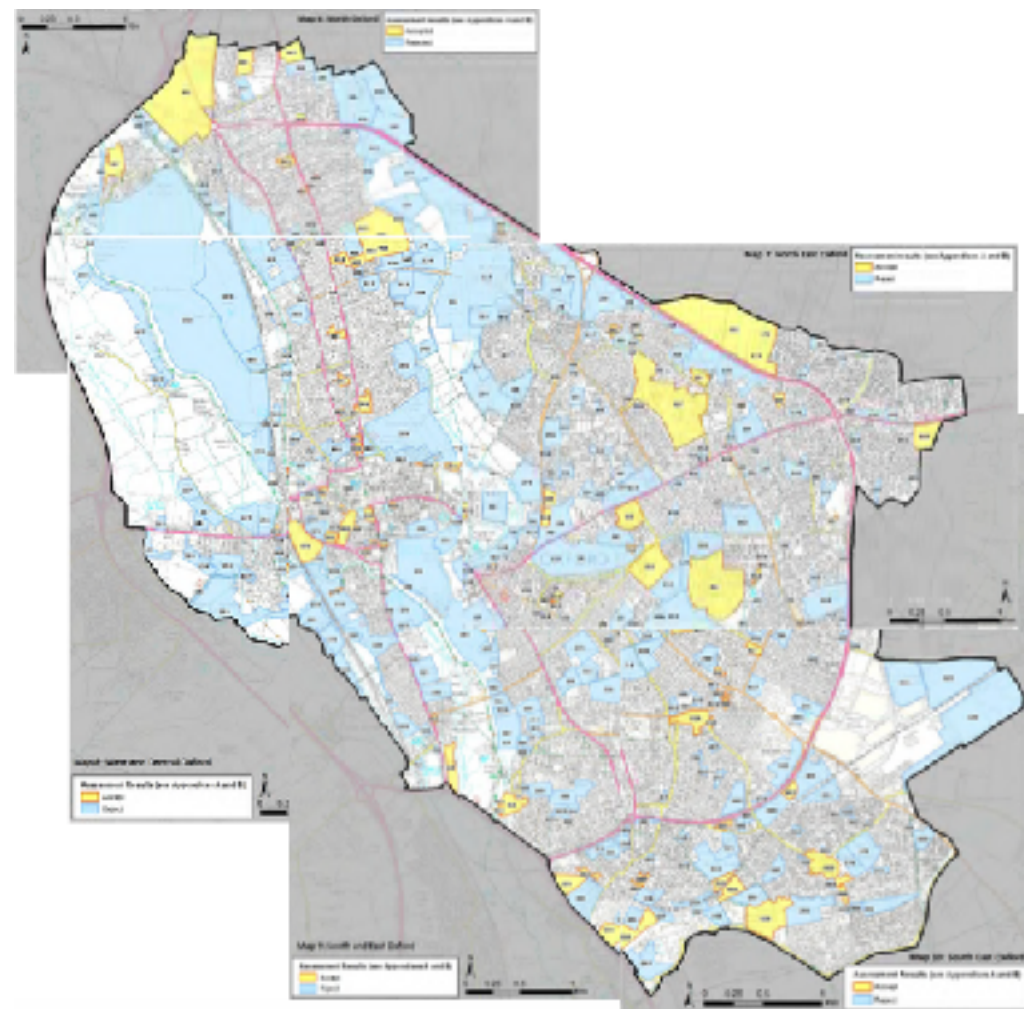
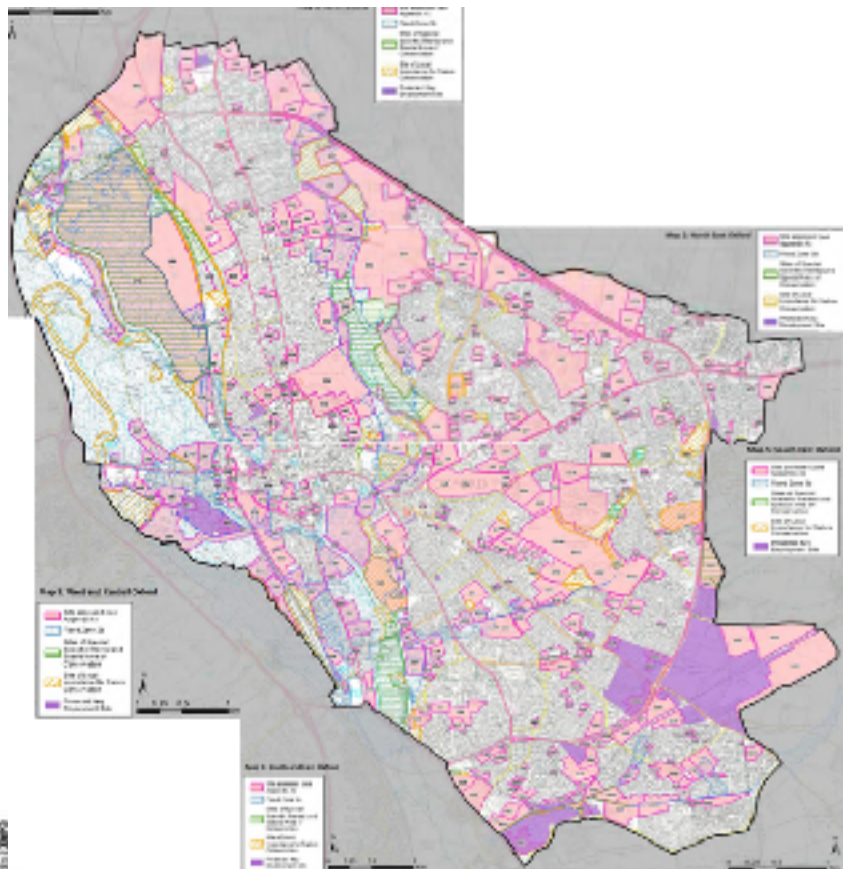
What is a SHLAA?



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



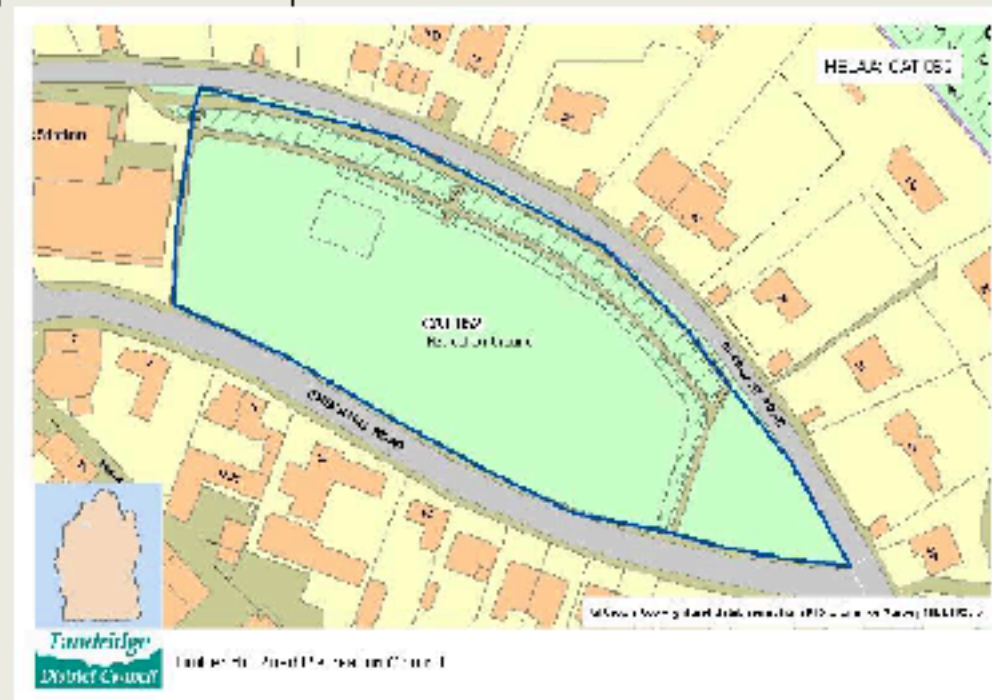
Oxford's Housing Land Availability and Unmet Need Assessment

December 2014





<b>HELAA Reference Number</b>	CA1 057
<b>Address</b>	Timber Hill Road Recreation Ground
<b>Site Size</b>	0.69
<b>Approximate Developable Area</b>	0.69
<b>Estimated Site Yield</b>	13
<b>Green Belt Suitability</b>	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.
<b>Available</b>	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.
<b>Achievable Status</b>	Development of the site is considered to be achievable. Deliverable - Can be developed within 5 years





**DEVASSESS** **SEARCH**

Case of Issue: N/A/2017      Case Reference: JPN/2017/002  
 User Name: DA/FC/2018      CR Number: 54008

Website: Pen Elm Pen Elm TAUNTON TAZ SPD

The table of developments within a 1km radius taken from the centre of the structure in this location is:

Residential	Low	Low-Medium	Medium	Medium-High	High

**SUMMARY**

Will there be any 'development proposals or consent' to the subject property?	YES
Are any impacts likely that the subject property enjoys going to be changed?	YES
Is the immediate area currently under threat from development?	Yes
Is there a potential for a 'sieve'?	YES

If the above is 'yes' to any of the above then to consider with further other factors.

**Case History**  
 The background and history of the subject, background history, location and history are summarised by the below. Notes are detailed in the 'Notes' tab of the 'Case History' section.

**Search Details**  
 Promap is a digital mapping and search tool with an advanced search engine to search against a range of data from the Ordnance Survey.

Consultants register with the Property Data Compliance Board (PDCB) as a subsidiary of the Search Data Centre which of course is a legal entity in its own right.

**Landmark**

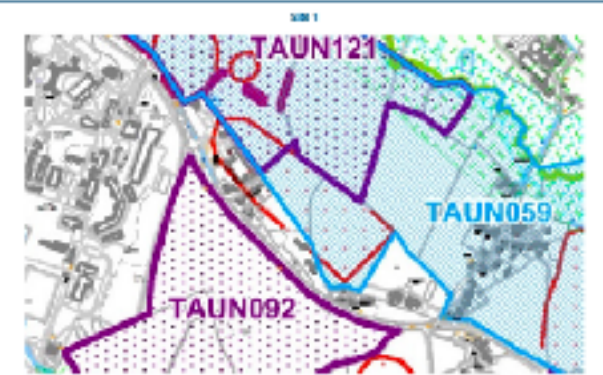
**DEVASSIST**  
 The only digital mapping and search tool with an advanced search engine to search against a range of data from the Ordnance Survey.



**Legend**

- Search Property
- 1km Search Radius
- Potential Development Sites

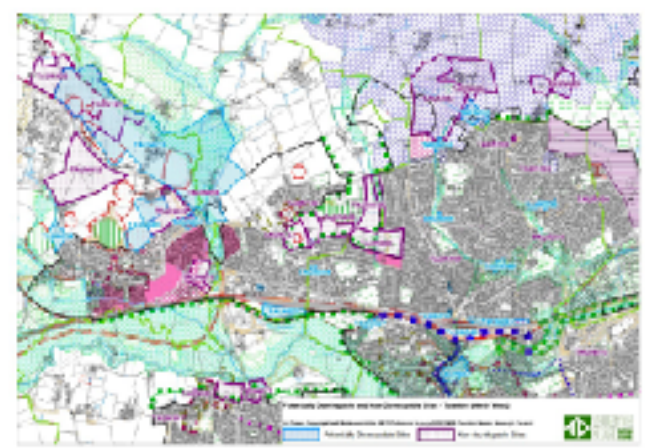
**Search Link**



Potentially Developable and Non-Developable Sites - Taunton (2017) (PDF)

Local Council and Information: 01392 700000 / 01392 700000 / 01392 700000 / 01392 700000

Potentially Developable Sites    Non-Developable Sites   



## Unity Street Chambers



← Court of Appeal: Indefinite Suspension of Contact in a  
Genuine Relationship to Direct 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.

## Practical Law

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UK practice areas ▾

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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 Area* Property



1 News

Europe News SEARCH THIS NEWS

**Birds lose massive negligence claim over taxless mansion**  
20 July 2015 Rateit

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 rules

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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.

### Recent Posts

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"HE KEPT PROFITS UP, BUT AT THE EXPENSE OF COLLEGIALLY": BARVES SUITS, LINKLATERS SOURCES REACT

ALLEN & OVERY POSTS SIXTH YEAR OF GROWTH WITH 4 PER CENT REVENUE INCREASE TO £1.28BN IN 2014/15

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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 the firm's 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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... the best firm for successful people

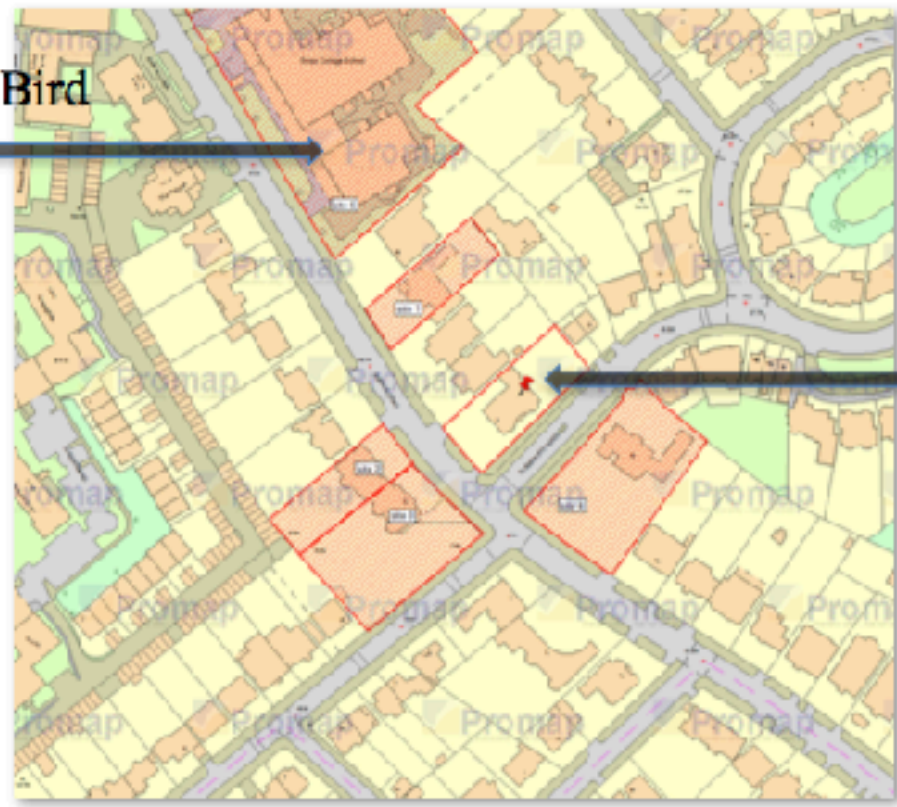
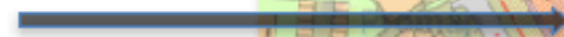
withersworldwide.com





# 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: A714867600  
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, this will be expanded upon further within this report.

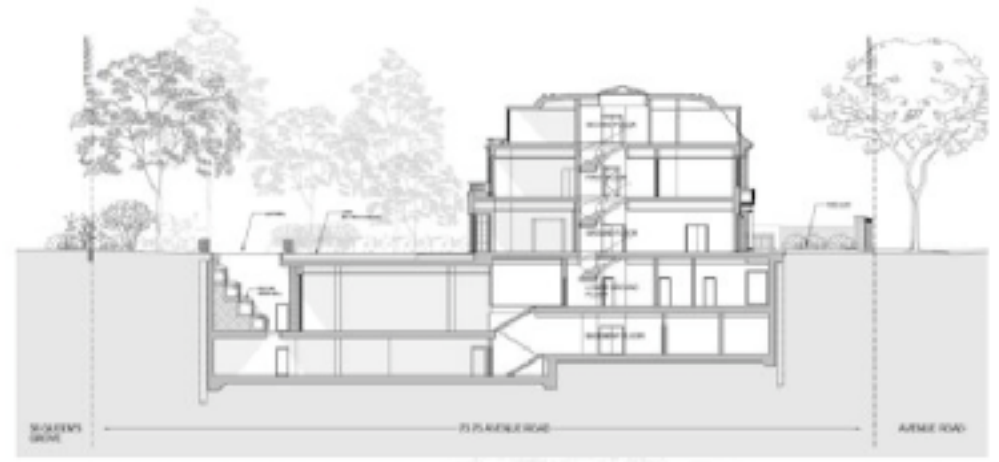
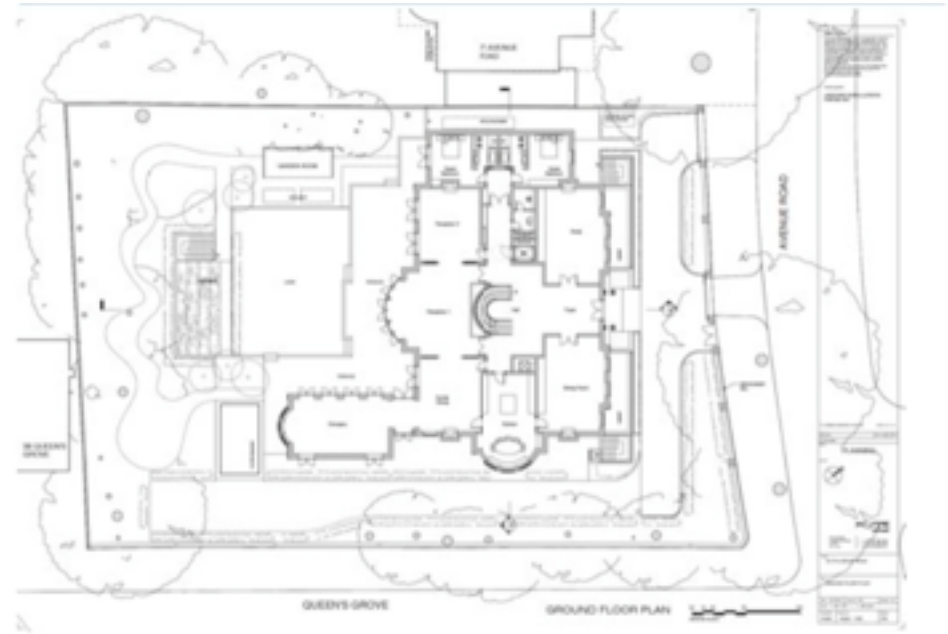
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Data Provided by







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: 26/10/DEVASSESS  
CU Address: 04/20/16

Property: 26 Newcom Toddington CHELTENHAM Gloucestershire GL54 5DU

The table of development suitability for this address below lists the number of sites identified in this location:



**SUMMARY**

Can I use my property as a residential development?	YES
Can I use my property as a commercial development?	YES
Can I use my property as an industrial development?	YES
Can I use my property as a mixed-use development?	NO

If the answer to any of the above questions is 'No', please contact us for further information.

**Data Provision**

The DevAssess product range of DevAssess, Dev2Go, Dev3Go and Dev4Go are all designed to be used in conjunction with the Property Consultancy software.

**Current Status**

This report is a summary of the DevAssess data and is not intended to be used as a legal document. It is intended to be used as a guide only.

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**Identified Development Opportunities**

Site	Area	Address	Category	Development Type	Assessment
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
7	100	100	100	100	100
8	100	100	100	100	100
9	100	100	100	100	100
10	100	100	100	100	100



**Local Planning Policy**

The local planning policy is the Local Development Framework (LDF) which sets out the strategic vision for the area and provides the framework for the development of the area.

**Development Potential for Major Energy**

The development potential for major energy is assessed based on the local planning policy and the characteristics of the site.

**Development Potential for Residential**

The development potential for residential is assessed based on the local planning policy and the characteristics of the site.

**Summary of Results**

The results of the assessment are as follows: The site is suitable for residential development and is not suitable for major energy development.

The site is not suitable for major energy development and is not suitable for residential development.

The site is suitable for residential development and is not suitable for major energy development.



Site 1







**DEVASSIST** **SEARCH**

Client Report: DEVASSIST      Your Reference: 2714/18/000  
 User Number: SA 27 18 000      Our Reference: 271800

**17/0001: 3 Dredgewoods Neston GWAFFYR/18/1827/001**

The risk of development within a 75m radius radius from the centre of the structure in this location is:

Highly Sensitive   Low Sensitive   Not Sensitive   Not Sensitive   Not Sensitive   Not Sensitive

**CULTURAL**

As a result of development proposals of a scale that is not additional in nature?    YES  
 Are any more low level sites that the subject property in close proximity to a church?    YES  
 Is the immediate area currently under threat from development?    YES

Is there a potential risk to a vendor?    YES

There is a risk in your area, which means you should be aware of the risk to your property.

**Data Provider**  
 The Ordnance Survey maps of Great Britain, Ireland, Channel Islands and Gibraltar, are provided by Ordnance Survey. Records are supplied by Ordnance Survey, Registered with the Property Codes Compliance Board.

**Search Details**  
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Landmark

**DEVASSIST**  
 Supporting the region's economic recovery  
 2718/18/0001  
 Local Authority: Warrington  
 Date: 27/08/2018

**DEVASSIST** Potential Sites

site 1

Fromap

Legend

- Not Sensitive
- Low Sensitive
- Highly Sensitive



**DEVASSIST** Plans

Site 1

Legend

- Deliverable
- Not Deliverable

Necton

Scale: 1 100 200 300 Meters

0001





**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	23	28	Low	Medium
5	2.86	58	111	Low	Significant
6	1.92	38	76	Low	High



**Current zoning in Local Plan**  
The land is zoned within the northern/urban area of Lancaster City Council. Development is assumed as appropriate urban or office use, subject to confirming the development considerations and standards. The site lies within a designated Employment Area. While this area development constraints that result in a loss of employment space will be resisted by the Local Planning Authority, it is not considered a barrier to development.

**Workforce 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 site meets the local planning applications for housing (see page 20) and is being considered in this context.

**Site 1** was visited during the 2017 site visit. A planning application was submitted for residential use at site 1. It is currently under consideration. The site is located within the northern/urban area of Lancaster City Council. Development is assumed as appropriate urban or office use, subject to confirming the development considerations and standards. The site lies within a designated Employment Area. While this area development constraints that result in a loss of employment space will be resisted by the Local Planning Authority, it is not considered a barrier to development.

**Site 2** has been identified within the local plan as a potential location for development. This indicates that the Local Planning Authority considers 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 is considered the site may have some impact on the urban form. While a small part of this site was considered in the Strategic Planning Land Availability Assessment (SPLAA) and found to be undesirable for the location of the site, the SPLAA also assessed the site.

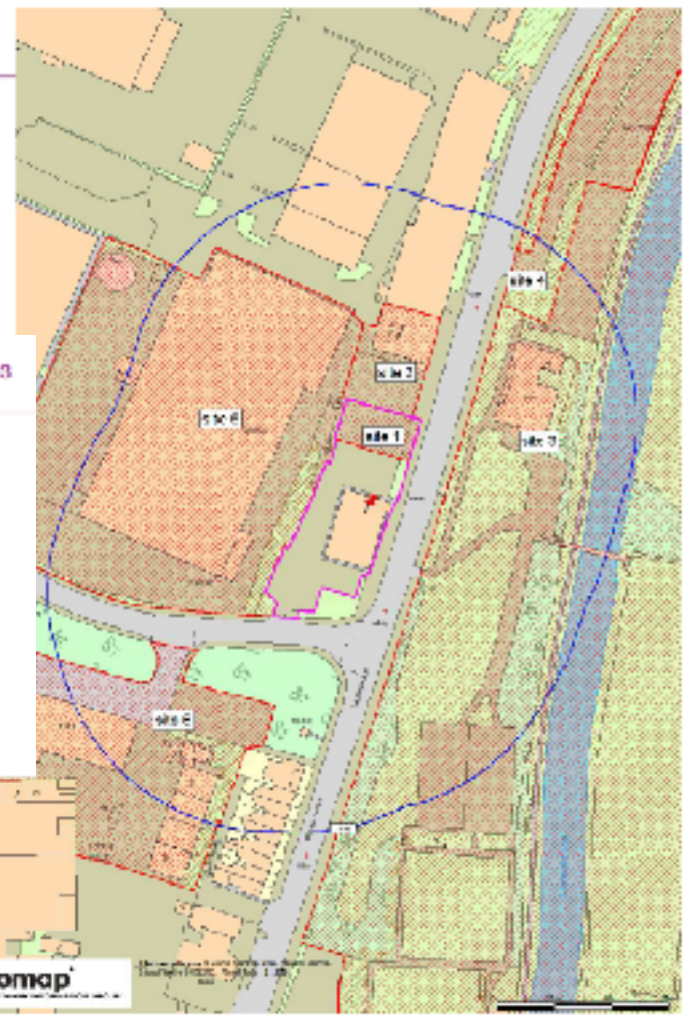
**Site 3** has been assessed through the Strategic Planning Land Availability Assessment (SPLAA) process as a potential location for development. The site was found to be unsuitable for development. This indicates that while the site may be used to develop the land, the Local Planning Authority is unlikely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



**RIDGE FARM AND CUCKOO FARM  
EAST LANCASTER**

**DRAFT DEVELOPMENT BRIEF**

Site 2



Site 3

**LEGEND**

- Searched Property
- 70m Search Area
- Potential Development Sites





Legend

- Red Area: Road Frontage
- Blue Circle: The Boundaries
- Orange Area: Potential Development Sites



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 Room \* Parking  
 Contact: Horley - Residential 01893 786454 horley@willshandsons.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 2016 Act comprehensive	41	11/15
BROADBAND	Local Plan, Unitary Development Control (2012-16)			

# Plansearch Plus

**DEVASSESS**  
PROPERTY INFORMATION

Your Reference: 221868  
Our Reference: 0205178

Date of Report: 22/11/2019  
Order Number: 0A5TLP1 20779

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 direction:

Height	Use	Low Medium	Medium High	High
0	0	0	0	0

**SUMMARY**

Are there major development proposals of concern to the subject property?	YES
Are any important views of the subject property being lost or damaged?	YES
Is there a potential risk to a listed building in the immediate area currently under threat from development?	YES
Is there a potential risk to a listed building in the immediate area currently under threat from development?	YES

If the answer is 'yes' to any of the above questions it will be requested upon further review of the report.

Data Provider:  
The DEVASSESS product range of DEVASSESS, DEVASSESS PREMIER, DEVASSIST, DEVASSISTO and DEVASSISTO+ are services provided by DEVASSIST. Reports are compiled by Devassist Ltd. Registered with the Property Cases Compliance Board.

Search Details:  
This search is subject to Devassist's standard terms and conditions which can be sent on request or viewed on our website [www.devassist.co.uk](http://www.devassist.co.uk).

DEVASSIST is registered with the Property Cases Compliance Board (PCCCB) as a subscriber to the search code, further details of which can be found at [www.uol.com/uk](http://www.uol.com/uk).

Devassist Ltd  
**Landmark**

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www.devassist.co.uk

## Section 1: Residential Planning Applications

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

**DEVASSESS**

Potential Site

Legend:  
 Search Property  
 250m Search Radius  
 Potential Development Sites

# 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.



## MailOnline

Home News U.S. | Sport | Travel | Health | Science | Money

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

By Sarah Hogg  
Updated: 18:32, 9 Jul 2011

A family whose law firm has launched an attack on a council's proposed scheme to spend £1m on a caravan site -  
Decide they do not want more travellers in the area.

Their own agent who plans to spend the next six months on the caravan site, which would mean further expense to the council.

North County Council announced earlier this week it wanted to increase the number of caravan sites from eight to 20.



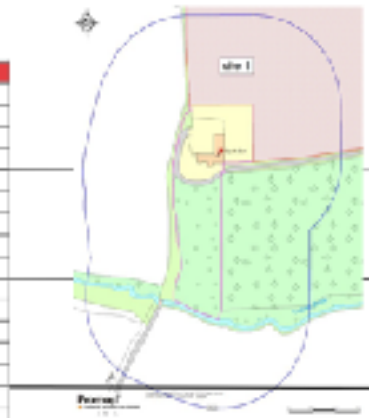
Mr. Phillips is accused of forcing the council to spend £1m on a site which the family do not want.



## DEVELOPMENT RISK

### Identified Development Opportunities

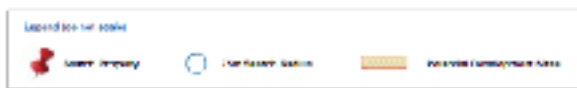
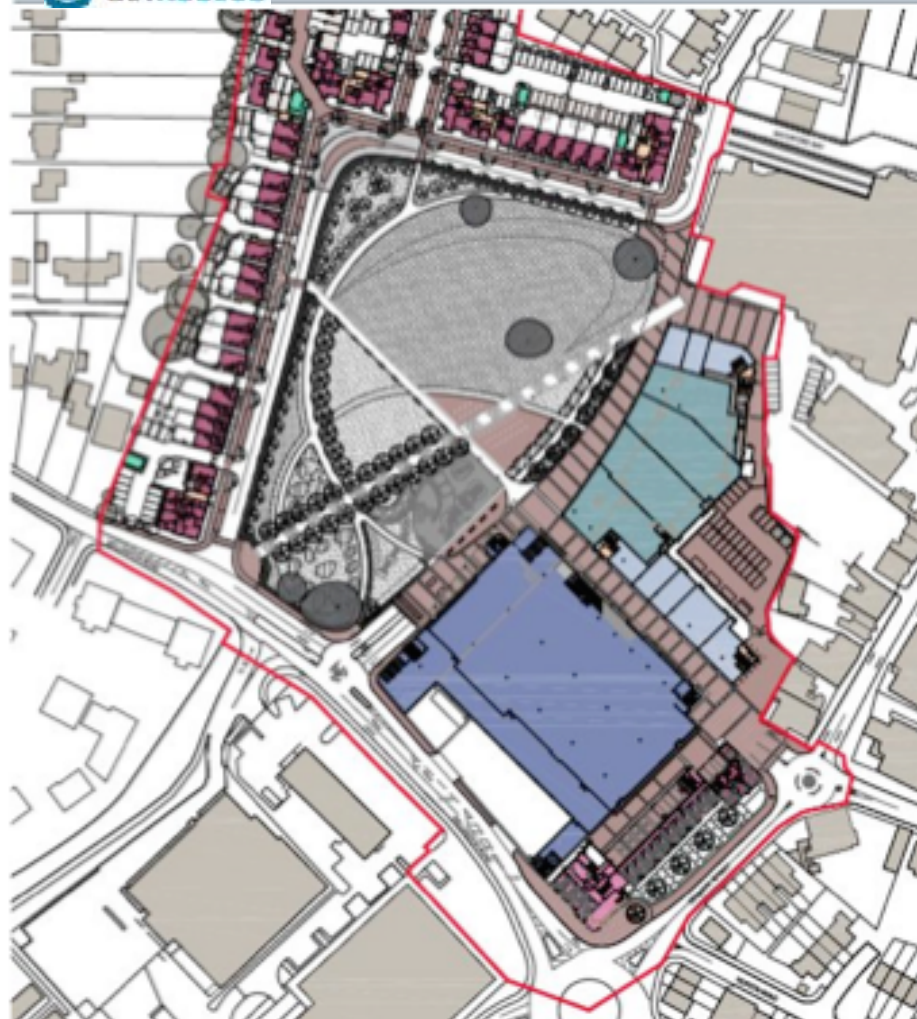
Site	Size (acres)	Site Capacity (houses)	Site Capacity (FMS)	Development Risk	Impact if Developed
1	1.3	50	110	Low/Medium	Negative



### Conclusion

- 40. The Council proposes to allocate Land north of Clayton Mills, Hassocks as a strategic site capable of delivering 500 dwellings. Approximately 150 of these would be deliverable within the first five years of the plan period. The remaining 350 dwellings will be delivered in the period immediately following the current 5 year period and will contribute towards the total District Plan housing provision – this reduces the residual number of dwellings to be identified within future Neighbourhood Plans and the Site Allocations DPD, so provides more certainty over site delivery now.
- 41. This will provide security in terms of the five year supply. Without this modification, it was concluded that the District Council would have a 5.2 year supply. This allocation would secure delivery of an additional 150 units within the first five years, which in itself would improve the five year supply to 5.54 years. Approval of further schemes at recent planning committees adds this to 6.47 years. A number of sites currently at appeal/awaited in may also be approved, which would improve this position further.
- 42. This will ensure that the five year supply is more comfortable at least until the point that the Site Allocations DPD is adopted which will ensure a rolling five year land supply. The Council will provide an update on the sites still to be determined and the implications for the five year supply (including a revised Housing Trajectory) once received.
- 43. The District Council believe that the additional allocation, in addition to the sites currently called-in by the Secretary of State or at appeal which are due to be determined shortly, will make the 5.2 years supply position more robust, as requested. This position should be sufficient to ensure a rolling five year supply until the Site Allocations DPD is adopted by 2020, which will improve the position further. The Council propose this is the best and most effective mechanism to improve the five year supply in the short-term.

On these sites the proposed yet to be planning history, the table above provides typical density estimates only. Conditions may be higher in certain locations and across the sites.



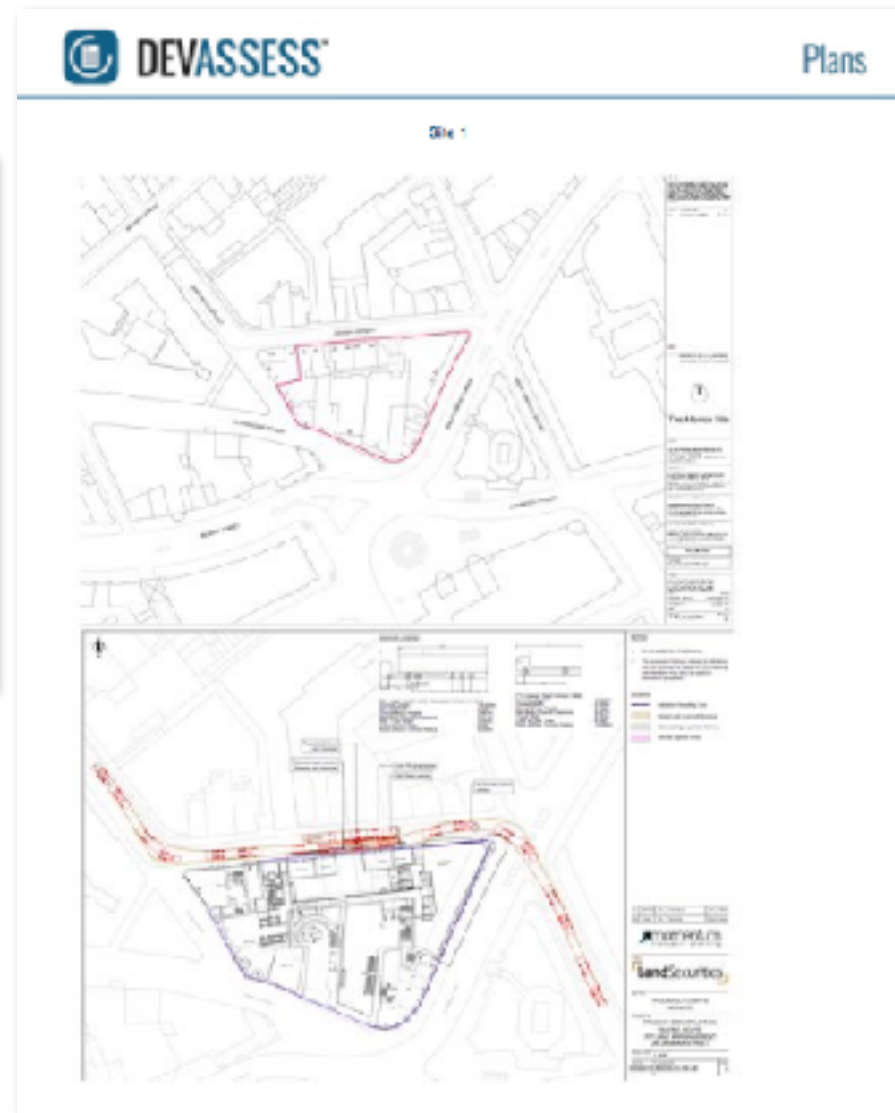


re concerning 37 Measley rd April 2014

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 intention of the the committees of the development is that I will see it as a development that I have from my house (I will supply photo in due course) what happens?

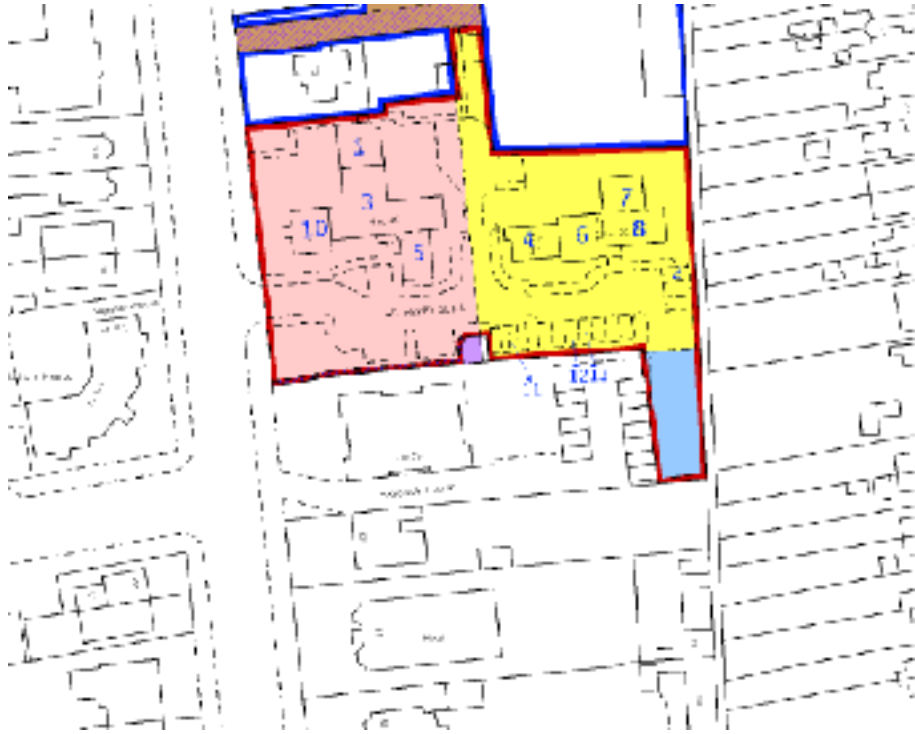
K

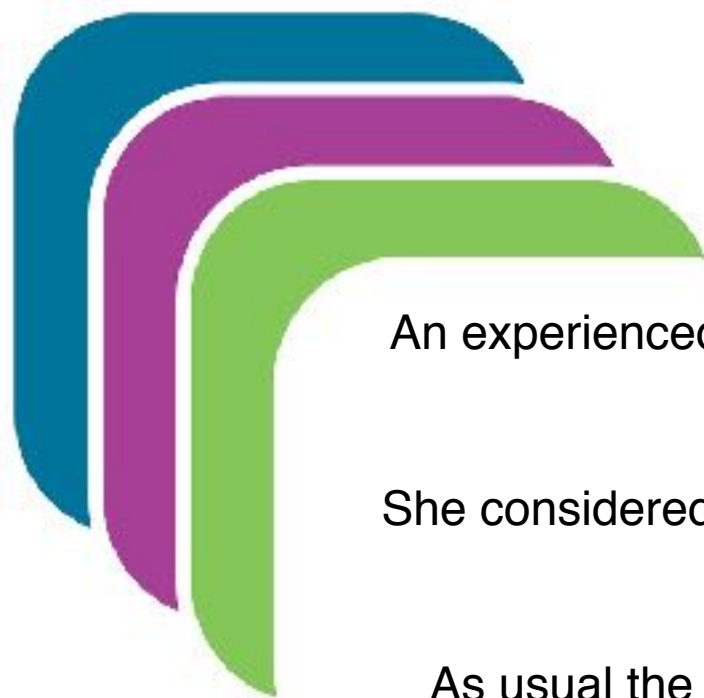




wetherspoon

## 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.

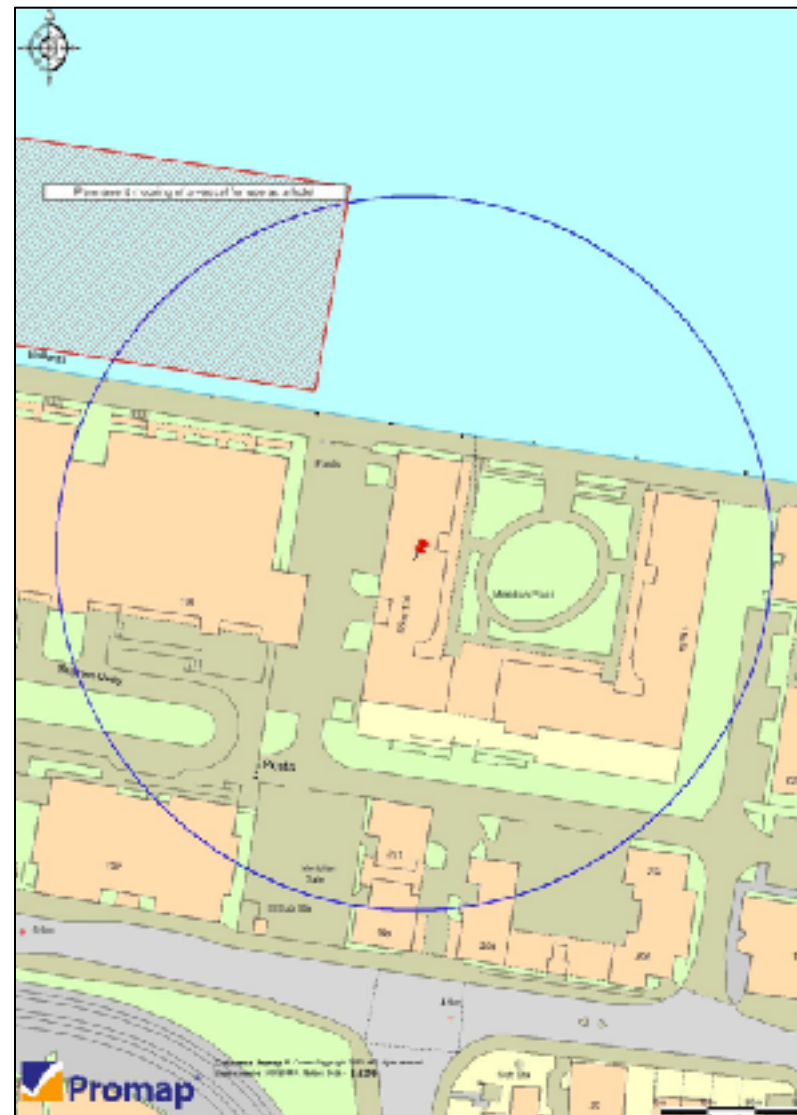
If the property has features that make it more attractive to buyers then the valuation may need to increase.



How safe is that view?



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





Google Policy | Feedback | Like | Follow @MailOnline | DailyMail

Wednesday, May 21st 2014 9AM 16°C 12PM 18°C 4-Day Forecast

# MailOnline

## TRAVEL Mail

Home | News | U.S. | Sport | TV & Radio | Pinned | Health | Science | Money | Video | Coffee Break | Travel | Fashion Finder

Travel Home | Destinations | Holiday Ideas | Expert Reviews | Mail Travel | Travel Boards | Travel Blog | Celebrity Travel

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

45 COMMENTS

701 shares

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 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?

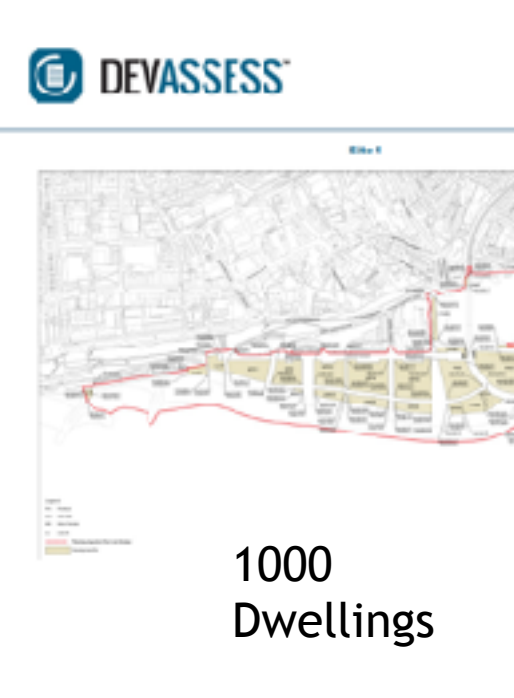


Charles Chatterji BSc MRICS

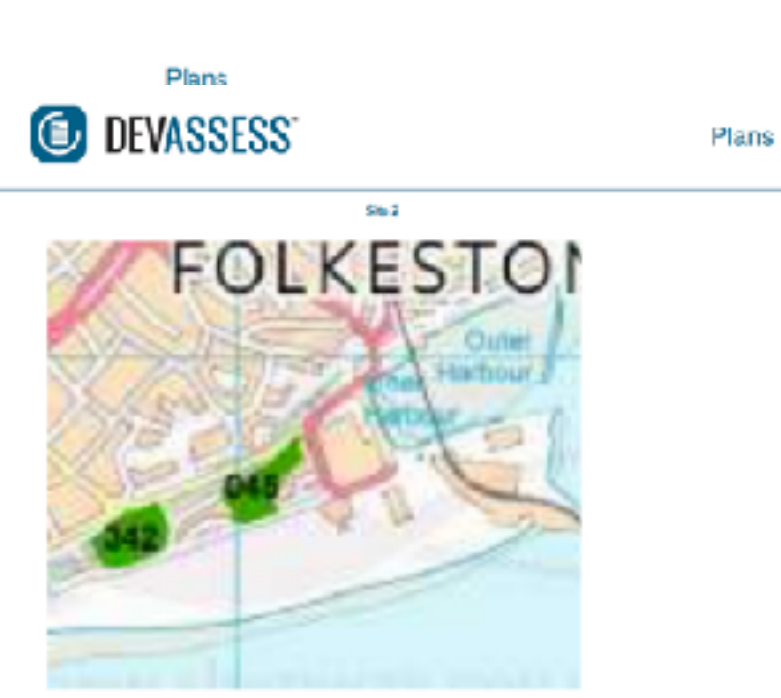


“the loss of such a water view in this case could take as much as 25% off the value of a property.”





1000  
Dwellings





# 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











DEVASSESS Plan page for 'BROOKWOOD BOWLING CLUB' with various text blocks and a signature.

DEVASSESS Plan page for 'Bobby Property' featuring site maps, floor plans, and architectural elevations.

DEVASSESS Plan page showing a site plan and a signature.

DEVASSESS Plan page titled 'NE BRIDGE' with a blue header and detailed text.

DEVASSESS Plan page titled 'Potential Sites' with a table and a map.



DEVASSESS Plan page featuring a detailed street map with a red pin.



SUMMER VIEW - PROPOSED BUILDING

DEVASSESS index page with navigation links and a search bar.

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

Crucible Manor (aunton) 181 Warfield CRAGNELL RG42 6JL

The size of development using various sites within this area that can be constructed

**SUMMARY**

	<p>Are there potential development sites located within 75% of the site boundary?</p> <p>Are there major planning constraints that affect the subject property?</p> <p>Are there potential sites that are within the subject property?</p> <p>Is it feasible to use any of the land for major development?</p> <p>Are there any alternative development sites that may negatively affect a valuation of the subject property?</p> <p>Does the subject appear to have any development potential?</p> <p>Is the subject likely to be a development site?</p>	<p>YES</p> <p>NO</p> <p>POSSIBLY</p> <p>YES</p> <p>NO</p> <p>POSSIBLY</p>
--	--	---



2200 homes



# DEV CITY™

**DEVLONDON™**  
Sustainable Living

Home: **Basement and Ground Floor 31 Gully Street LONDON W1B 5GE**

See a comprehensive overview on:

Quality    Air    Sustainability    Energy    Wellbeing    Value

STATUS	Area	Floor	Comment
RESIDENTIAL DEVELOPMENT	High	7	There are development sites in proximity with existing access from the development site. There is potential for high quality residential development in the area.
RESIDENTIAL DEVELOPMENT	High	7	There are development sites in proximity with existing access from the development site. There is potential for high quality residential development in the area.
RESIDENTIAL DEVELOPMENT	High	2	There are development sites in proximity with existing access from the development site. There is potential for high quality residential development in the area.
RESIDENTIAL DEVELOPMENT	High	4	There are development sites in proximity with existing access from the development site. There is potential for high quality residential development in the area.

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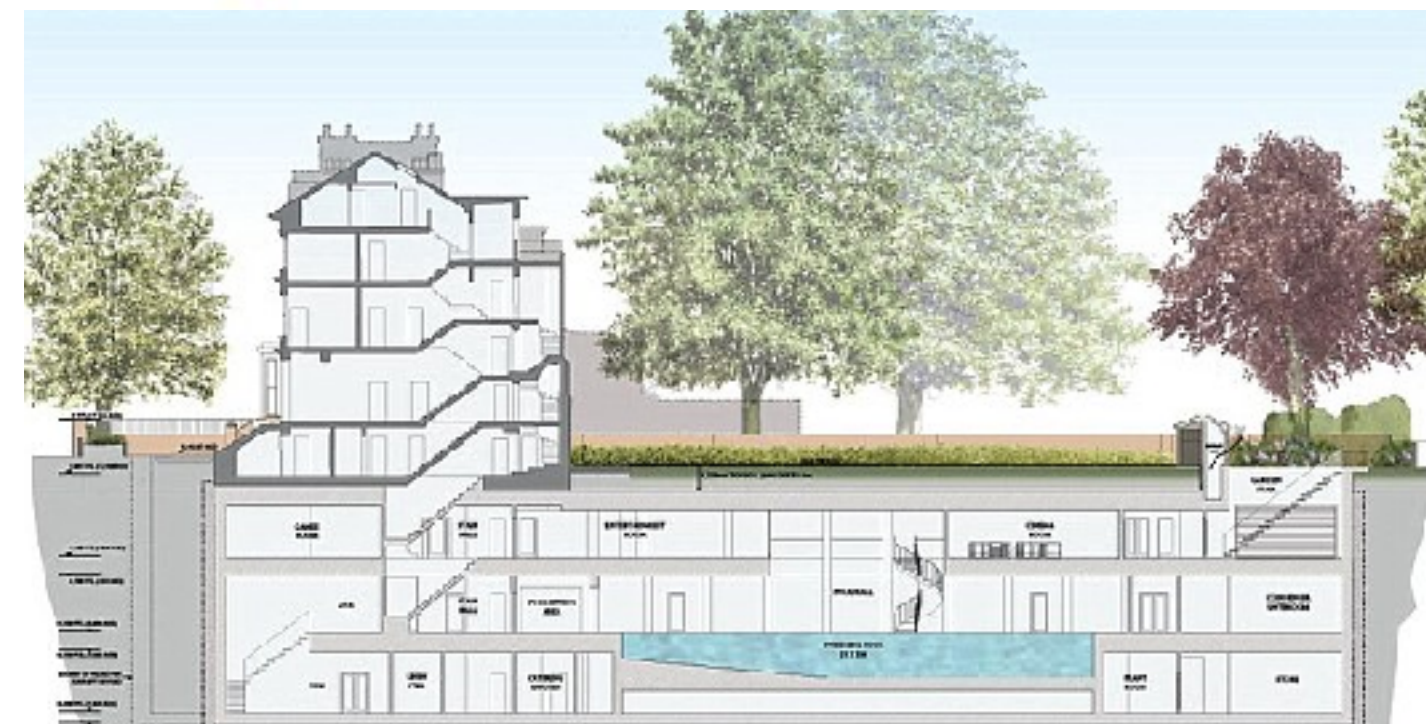




Site 1



Address, location, postcode	Highbury and Islington Station and Corsica Street
Ownership	Network Rail
Approximate size of site	13,600m <sup>2</sup>
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**



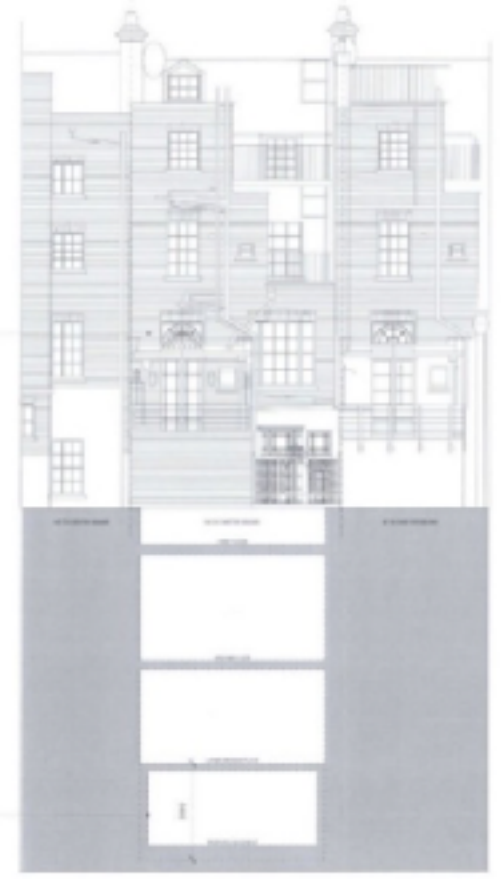




Technical specifications and notes for the floor plan, including details on materials and construction methods.

**LECONFIELD**  
Property Group  
21 CHESTER SQUARE, LONDON  
E1 3AN

### Proposed Elevation



Technical specifications and notes for the proposed elevation, detailing window types and facade materials.

**CASE C...**  
TP:  
SN:  
ADDRESS:

21 CHESTER SQUARE, LONDON  
PROPOSED DEVELOPMENT  
PROPOSED REAR ELEVATION  
P10 P00 A 1:10 @ A4  
P10 P00 B 1:10 @ A4  
P10 P00 C 1:10 @ A4  
**LECONFIELD**  
Property Group





Searched Property  
 Potential Development Sites






# DEVPROBATE™

Title Ref: 8642201      Title Reference: 8642201  
 Title Number: 014 0144 7602740      De Reference: 0624210

**Property: 210 Quay Street, 10011, NORTH HAMPTON, 14 02 474**

**THE DECISION ON DEVELOPMENT BEING CONSIDERED BY THE LOCAL AUTHORITY:**



**SUMMARY**



Does the subject property have a use classification code? **YES**  
 Does it require a full development as part of a larger development of related buildings? **NO**  
 Does the property have a use classification code? **POSSIBLY**

If the above is 'Yes' please refer to the relevant use class in the table below.

**Title Reference:**  
 The following title is subject to a planning condition which may be subject to a variation of conditions as set out in the table below.

**Search Details:**  
 This search is subject to a search condition which may be subject to a variation of conditions as set out in the table below.

The following title is subject to a search condition which may be subject to a variation of conditions as set out in the table below.







SEARCH RESULTS






WINNER

**Local Policy**





UNKNOWN

**Planning History**

The following table shows the planning history for the subject property.

Application Number	Application Date	Application Status





**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.



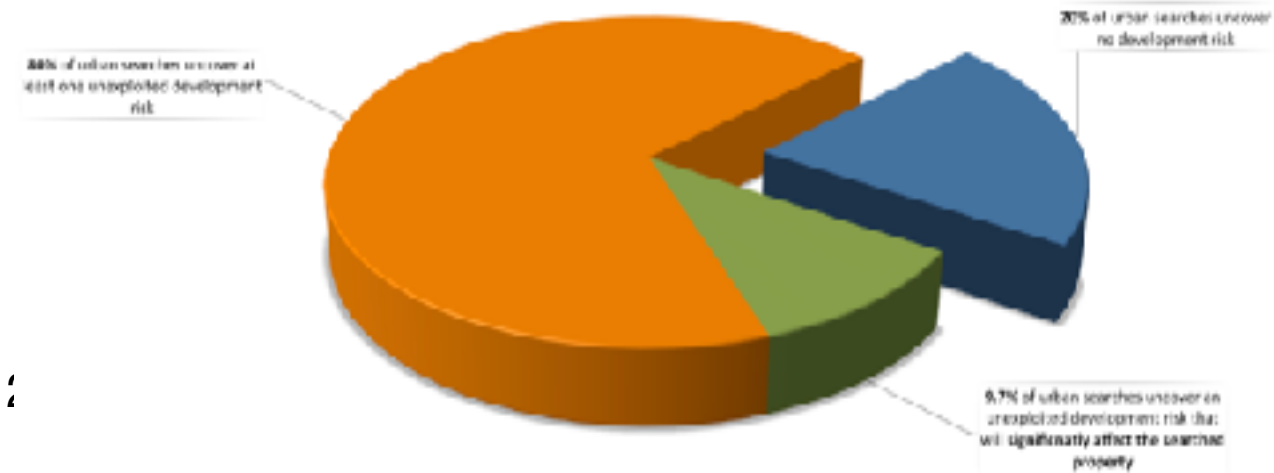
John Humphreys, Charles Coleman LLP.

“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 1<sup>st</sup>**
- 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!”*

