



...planning update...planning update...

Significant year for planning decisions

2005 was a hectic year on the planning front for Barford + Co with a number of important planning consents obtained, and appeals won. One of our successful appeals had far reaching ramifications for landowners and residential developers across the Huntingdonshire District.

◆ For more details of this decision – see overleaf

Our planning activities are focused on Cambridgeshire and Bedfordshire and also extend into the adjoining counties of Essex, Hertfordshire, Suffolk and Northamptonshire. At a time when the complexities of obtaining planning permission have never been greater, and planning authorities' "wish list" in relation to planning gain grows increasingly lengthy, seeking professional planning advice is critical to ensure that land values are maximised. The correct approach and tactics to negotiating planning conditions and Section 106 obligations is critical to avoid unreasonable conditions being imposed. Our expertise in planning matters is the key to achieving the optimum outcome.



Sarah Eldridge, Senior Planner and Martin Page, Director

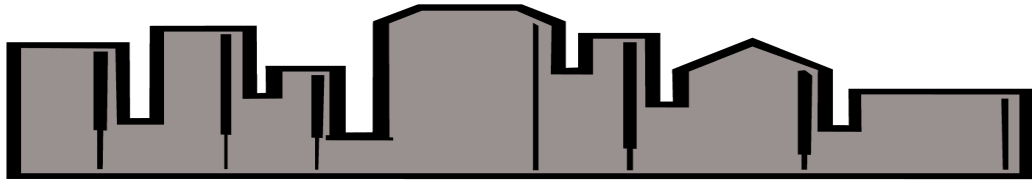


Extract from Business Weekly – January 12th , 2006
"New Year Honours" feature relating to East Anglia

"D H Barford + Co is a relatively small operator but certainly punches above its weight. The firm is brilliantly successful in its understanding of planning issues and its track record in winning planning cases is exemplary.

This skill gives Barfords an extra string to its bow in the advice it is able to deliver to clients on broader commercial property issues".

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Affordable Housing Position Clarified in Important Appeal Decision

Following a successful appeal handled by D H Barford + Co, Huntingdonshire District Council has been forced to renew its demand for contributions towards the cost of building affordable housing. This was successfully challenged at a planning appeal where the Council was demanding over £200,000. The planning inspector granted planning permission for the redevelopment of an industrial complex at Little Paxton near St Neots for housing and awarded costs against the Council. The consequence of this significant decision is that savings of over £2 million have been made for landowners on residential development sites across the Huntingdonshire District.

Consent Secured for Major Biggleswade Warehouse

On behalf of Jordans Cereals, planning permission for the erection of an 8,000 sq m (86,000 sq ft) warehouse building was obtained to the south of the company's existing production plant at Biggleswade.

Housing Proposal for Huntingdon Bus Depot Site

Planning permission for a high-density residential scheme has been obtained and a Section 106 Agreement negotiated and completed. The grant of this consent should result in this obtrusive brown field site being redeveloped within the foreseeable future.

Other applications approved recently include:

- ◆ Approval of a scheme of rural offices/workshops at Dutter End, Gamlingay Cambs
- ◆ Planning permission, Listed Building consent and

Conservation Area consent granted for conversion of barns and new build to provide four residential properties at Church Farm, Roxton, Beds

Warning to Land Owners

This year will bring many new planning issues as Local Planning Authorities progress and introduce their Local Development Framework documents in line with the 2004 Planning & Compulsory Purchase Act. Amongst other things the new documents will review the affordable housing policies and it is likely most authorities will lower the threshold whether this will be sought and increase the percentage of affordable housing. This will be likely to have a significant impact on land values. It is therefore recommended that planning applications for residential development are submitted as quickly as possible before the more stringent requirements and policies are given greater weighting by local planning authorities.

Change in Rules for Planning Renewals

After the 24th August 2006, it will no longer be possible to renew planning applications through a variation of condition. This simple procedure for keeping a planning application alive is to be removed and from this date it will be necessary to submit a complete new application accompanied by the full application fee and detailed plans.

To take advantage of the existing arrangements, whereby an application for renewal can be made by letter and a fee of only £135, it is recommended that applications are submitted as soon as possible. If you have a planning application which needs renewal, contact Martin Page or Sarah Eldridge for further information.

**FOR ASSISTANCE IN ANY PLANNING MATTER CONTACT MARTIN PAGE (DIRECTOR)
OR SARAH ELDRIDGE (SENIOR PLANNER) ON 01480 213811**