

Client
 PRIVATE CLIENT



Services

TOWN PLANNING

Project

Securing planning permission for a major mixed use regeneration proposal, including retail, trade counters, warehouses and offices, on an out-of-town civic amenity site.

What we did

Rapleys was instructed, by the owners, to prepare and secure an outline planning application for a mixed use scheme as part of a wider mixed-use regeneration scheme which included other employment development, an educational establishment and a modernised and updated civic amenity and recycling centre.

As well as providing a detailed project management service, strategic and technical planning advice, the instruction required extensive pre-application negotiations with officers in light of the perceived local sensitivity of the site.

In addition, Rapleys' in depth retail knowledge informed a full and wide ranging retail impact assessment to comprehensively address the retail policy issues of promoting an out-of-town retail park. Other particular pertinent issues were those of accessibility, ecology and impact on the local landscape, all of which required particular attention.

Given the high profile nature of the site, on one of the main routes out of Saffron Walden, an extensive public consultation exercise was undertaken, sparked by a well-attended and well received public exhibition.

What we achieved

Rapleys proven record in retail planning issues was critical in negotiating and securing permission for a new out-of-town retail and employment park. In addition, a flexible approach and delivery to short timescales was essential to respond to the extensive range of planning issues raised by the Council throughout the planning process.