

Cooper and Tanner can help to unlock the potential of your land

As most people know, development of any kind can be stressful. Whether you are taking on a small extension to your house or a large scale development, planning and building regulations can be a minefield to negotiate. Constant changes to Government requirements and legislation can often mean that the planning authorities view on whether to grant consent or not can change over a relatively short period of time. This means that what you might have previously been advised on your land or property may no longer be the case.

For example, it is well reported that as a nation we need to build more houses. As a result the Government is trying to improve the planning process, both by streamlining certain criteria and also bringing in new legislation. This means that certain buildings may now get planning consent which might not have been possible in the past. For example modern agricultural buildings that would previously never have been considered suitable for conversion are now being viewed differently by planning officers. In certain circumstances consent can be granted for conversion of these types of buildings into new homes (for an example see page 22).

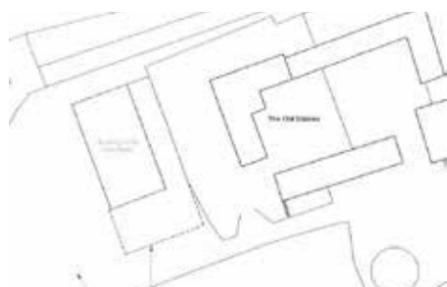
Land is a precious commodity and to quote Mark Twain "They don't make it anymore". Therefore you need to make the most of your asset. Cooper & Tanner have the knowledge and skills to guide you through the process and to help you avoid the pitfalls. By keeping ourselves up to date with legislation we can look at your site and give you the most appropriate advice, both for you as a client and also to ensure that we maximise the value of your property. From a single building plot, through to a number of acres, if you are uncertain if there is any opportunity please don't be afraid to ask.

If you have a site that already has been granted planning consent then we would be delighted to advise on a potential site. We have close relationships with a number of developers, both large and small, who are looking to acquire sites throughout the region. For further advice please contact me on darren.woodyer@cooperandtanner.co.uk

WANTED

- SINGLE PLOTS
- AGRICULTURAL BUILDINGS
- FORMER HOTELS & PUBS
- LAND ON EDGE OF TOWN
- DERELICT BUILDINGS
- FORMER GARAGE SITES

We have a monthly Development & Investment Newsletter. We can circulate your property to a wide range of developers and companies that have funding in place to buy.

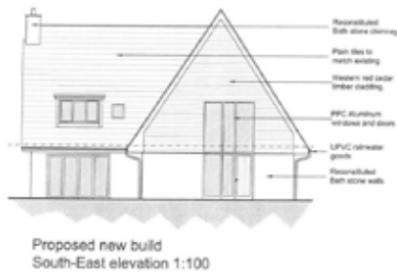


Douling

This 4000sq ft Q class barn with outline planning for conversion set in beautiful countryside with outstanding views across fields. This opportunity will come with a minimum of 1 acre of land.

SOLD similar plots required.

Tel: 01373 455060
darren.woodyer@cooperandtanner.co.uk



Frome

Development opportunity on Berkley Road. Planning permission has been granted for a four bedroom detached property with off road parking and a rear garden. A unique and individual site.

£300,000

Tel: 01373 455060
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Coleford

A opportunity to reinstate the lapsed planning for a detached three-bedroom house in the village of Coleford. There is scope to redesign the plans to make this a four bedroom and give the downstairs more living area which would make this property more desirable.

SOLD similar plots required

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Street

A site of approximately 5446 ft2 (506m2) that currently comprises a detached commercial property in need of improvement. Subject to gaining the relevant consents the site could lend itself to a variety of uses.

£120,000

Tel: 01458 834288
jake.smith@cooperandtanner.co.uk



Peasedown St John

An exciting opportunity to purchase this exciting development site in the village of Peasedown St. John. Planning permission has been granted for 2 x detached houses 4 x semi-detached houses and 4 flats.

£925,000

Tel: 01373 455060
darren.woodyer@cooperandtanner.co.uk



Glastonbury

A rare opportunity to purchase an industrial site located adjacent to the Beckery industrial area in Glastonbury, with planning consent for two Live/Work units.

£225,000

Tel: 01458 834288
jake.smith@cooperandtanner.co.uk



Frome

This property is in need of renovation but has the additional asset of land to the rear of the property which may have been looked at as a potential plot for development

SOLD similar properties required.

Tel: 01373 455060
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Castle Cary

A predominantly Greenfield site with outline planning consent for development of up to 125 dwellings. Situated in an attractive and convenient position on the outskirts of Castle Cary. For sale by Private Treaty.

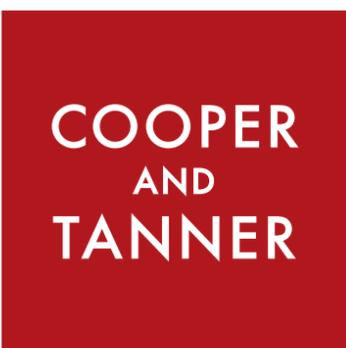
Price on Application

Tel: 01458 834288
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DEVELOPMENT

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DEVELOPMENT

RUDGE

GUIDE PRICE £950,000



DEVELOPMENT OPPORTUNITY TO RENOVATE/CONVERT EXISTING BUILDING

Former holiday cottage complex with planning consent for full residential use. Currently comprising four holiday lets plus swimming pool and ancillary buildings. Consent granted in April 2017 to create seven residential units, with gardens, parking etc. The site borders open fields and is within commuting distance of Bath and Bristol, with easy access to Frome, Westbury and Trowbridge.

Offered with full vacant possession this is an ideal opportunity for developers or investors, the end scheme would be both attractive and popular, more details available, including our projected end values and advice on finish and style.

At a glance:

- Planning reference APP/Q3305/W/16/3166097
- Consent for seven dwellings
- Terrace of four cottages
- Pair of semi detached
- One detached house
- Pretty village location
- Commuting distance to Bath
- Viewing recommended



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LOOKING TO THE FUTURE

At the end of last year, the Prime Minister outlined her plans for the future of housing in Britain. The number of new homes delivered each year has been on the rise since 2010. Mrs May said in a statement

“The number of new homes being delivered each year has been increasing, but there is more we can do. We must get back into the business of building the good quality new homes for people who need them most. I am seeing the work now underway to put this right and, in coming weeks and months, my Government will be going further to ensure that we build more homes, more quickly. This will be a long journey and it will take time for us to fix the broken housing market - but I am determined to build a Britain fit for the future.”

Communities Secretary, Sajid Javid, delivered a speech in which he reinforced the government’s approach. He promised a £9 billion investment for affordable housing and announced that Housing Minister, Alok Sharma, had signed papers that will allow housing associations to be reclassified as private sector organisations, giving them the freedom to build more homes.

He said: *“We’ve doubled the housing budget to deliver a million more homes, including hundreds of thousands of affordable ones. We have reformed planning rules, leading to record levels of planning permissions being granted. We have fought bureaucratic inertia and vested interests and we have freed up unprecedented levels of public sector land.”*

“We’re providing hundreds of millions of pounds of finance for small and innovative builders to accelerate construction speeds. And tens of thousands of derelict homes are being brought back into use... The list goes on and on. So yes, we’ve done a lot. Yet it is painfully obvious that there remains much, much more to be done.”

So how does this affect the South West of England? This doesn’t just help the housing market, it brings stability and new investment to areas that may up until now have been lagging behind. There is a desire from industry to regenerate areas, bringing employment, stability and income. Funds are being made more available for local community projects. New infrastructure on highways is being paid helping to make our towns more accessible. Education is benefiting from new schools mainly paid for by the development companies as part of the planning

process. This “Growth” that the Government are driving forward will not just help our communities now, it will help future generations.

Cooper and Tanner are always looking to the future and to helping our clients be part of this progression. Whilst hoping to ensure that this steady progress carries on and future developments are placed in the correct areas so that industry can grow but reducing the impact on the countryside.

Within this context Cooper and Tanner are advising clients on:

- Identification of development potential
- Strategic planning and development advice
- Land assembly
- Landowner collaboration and equalisation agreements
- Options and other forms of promotional agreements
- Land sales

If we can assist you on any other development topics please do not hesitate to contact us on 01373 455060 or email darren.woodyer@cooperandtanner.co.uk

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Kingstor Deverill

An opportunity for an option agreement or promotional contract in the village of Kingstor Deverill. This land is currently a Hazelwood coppice close to the B3095. The land measures approximately half an acre with views over fields and the village church.



Beckington

An opportunity for an option agreement or promotional contract on a site in the village of Beckington. This land is situated near to the village church and within walking distance of Springmead School. There is no planning consent at present.



Colebury House

Sold by Cooper and Tanner. A single building plot in a village location. Similar plots required.



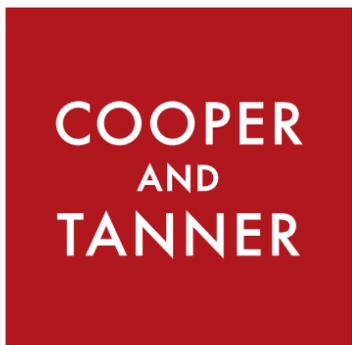
Full Moon Pub, Rudge

Sale agreed by Cooper and Tanner. A development site of former holiday cottages. Similar projects required.



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UNLOCK THE POTENTIAL OF YOUR PROPERTY



If the answer is 'YES', then we can advise on:-

- Potential Development Land
- Single Plots or Multiple Unit Schemes
- Unused building, commercial units and barns (especially around the Bridgwater to Hinkley Point Area)



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DEVELOPMENT NEWS –

UPDATE ON NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

On the 24th Of July 2018 The Ministry of Housing, Communities and Local Government (MHCLG) published its final version of the National Planning Policy Framework (NPPF). So, what is the NPPF? It is a Policy Framework that sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

This is part of an ongoing drive from the government, Eighty-five of the proposals set out in the housing white paper and the Budget have already been implemented.

Against this back drop, the four focuses of the new document are:

1 Promoting high quality design of new homes and communities

For example - MHCLG said it would publish guidance for developers and councils to ensure that necessary infrastructure and affordable housing was provided, adding "developers will know what is expected of them up front, even before they submit a planning application and councils have greater power to hold them to these commitments".

Another of the priorities outlined centers on promoting high-quality design, and giving councils 'the confidence and tools to refuse permission for development that does not prioritise design quality and does not complement its surroundings'

2 Stronger protection for the environment

Local communities and Central Government are concerned at the ease of which local planning authorities have reviewed Greenbelt Boundaries. The Previous test required Greenbelt to only be reviewed in exceptional circumstances. It is clear that Government believes that this has increasingly become the default position, so the test has been strengthened to require demonstration of "fully evidenced and justified" exceptional circumstances.

3 Building the right number of homes in the right places

From November 2018, councils will have a new housing delivery test, which will be focused on increasing the numbers of homes actually delivered in their area, rather than the planned number.

4 Greater responsibility and accountability for housing delivery from councils and developers

The Secretary of state for communities James Brokenshire has said: "Fundamental to building the homes our country needs is ensuring that our planning system is fit for the future.

This revised planning framework sets out our vision of a planning system that delivers the homes we need. I am clear that quantity must never compromise the quality of what is built, and this is reflected in the new rules".

The new NPPF marks a significant evolution from its 2012 predecessor, and there are some interesting changes which have been made from the version consulted on in Spring 2018.

Even though this is a step in the right direction there is still more to do. There have been missed opportunities within the consultation period, but it does show willing and also demonstrates that the government is seriously considering the reality of the housing issues in this country.

So, even if you are not interested in what is happening within the housing market, house building usually affects us all sometime in our lives, from building on the land next door, to digging up a road on the way to work for new power cables, development is a major part of our lifestyles within this country.

People say to me that the 'authorities don't listen to what we want and they just build anywhere they feel they can'. I think this article is important to demonstrate that the Government is listening to those concerns. Housing has got to be built, but only in the right places and with local community input.

It is important that all communities realise they do have a say in neighbourhood plans and additional housing in their local areas.

We can help you make sense of all of this, if you have a site or are looking for general advice on the potential of your property, or you would like further advice and guidance relating to this article, please do not hesitate to contact Darren Woodyer in the Frome office 01373 455060, darren.woodyer@cooperandtanner.co.uk



WARMINSTER

OPPORTUNITY TO RENOVATE A 3 BED COTTAGE AND BUILD 6 ONE-BEDROOM PROPERTIES

The plot of land is situated within the heart of Warminster, just off the main high street. It comprises of an existing semi-detached 3-bedroom cottage for renovation, an unused former glove factory and a large north facing garden with outbuildings to the rear.

There is one parking space which comes with the original cottage. It is worth noting that this is a conservation area however, there are no restrictions in place.

GUIDE PRICE £475,000 Freehold

At a glance:

- Planning reference 18/02740/FUL
- Consent for 6 one-bedroom properties
- Terrace of 3 double storey units
- Semi-detached pair of single storey dwellings
- Renovation of a cottage
- Town Centre location
- Local amenities close by



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