

## Foxley Tagg Seminars from Sally Tagg MRTPI

### How to submit a robust planning application.

#### (Plot finding – how to streamline the process)



From our experiences we feel that the Planning Process still suffers from bad press and as a consequence is generally misunderstood by most people who make or would like to make an application. As professional planners, who work on behalf of clients in conjunction with Local Planning Authorities, we understand the system thoroughly but even we get frustrated and irritated with the bureaucracy and lack of common sense that rears its head from time to time. Many self builders follow the route of pre application enquiries with Local Authorities but with these costing, in many cases, around £150.00 just for a written response this is clearly not to be taken lightly.

During most weeks we receive calls from enthusiastic potential self builders looking for advice in respect of obtaining permission for their newly found "ideal" plot of land or site with an existing "dwelling". As a matter of course Foxley Tagg offer a **free review** to look at such plots and their potential to give an initial assessment of the chances of a successful application.

Many times we see plots that to the untrained eye appear perfect but on closer inspection are doomed for one reason or another. A recent example was a former cottage which was in a very poor state of repair, seemingly ripe for sympathetic redevelopment only to identify that there were major problems of sustainability and abandonment. Sadly we had to conclude that any application would be unsuccessful and unless planning policy changes significantly we believe that this cottage will continue to deteriorate and thus another self build dream was broken.

One of the most distressing elements of this story is that the enthusiastic self builder had already spent valuable resources having plans drawn up for the conversion that he thought was possible before discovering the planning realities.

We continually feel frustrated and sympathetic towards this seeming waste and wish that the planning process received more informed media reporting and more appropriate positioning in the plot buying process which it clearly not only deserves but needs.

It is still the case and perhaps even more so since the NPPF, that the public perception of planning permission is so diverse. Many residents still see the planning process as the domain of the big developers only and the mere mention of the phrase causes placards to be made

and action groups to be gathered. The localism agenda has contributed to this confused state of affairs, with empowered residents believing that development can be stopped whilst agreeing that more houses are needed so long as they are built elsewhere.

Self builders must work within this arena but it is getting more difficult. The successful Permissions that we achieve are inevitably far from straightforward and will entail time and money. In many cases an investment in professional planning advice we believe is necessary and should be considered whenever budgeting for developing a site.

**However there is something that we can do in partnership with you to streamline and make more effective your plot hunting process.**

Foxley Tagg is initially holding a half day seminar for a small number of potential self builders, to explain using personal case studies, the planning application process. From this you will more fully understand the planning process and be able to use this knowledge to make your plot search more effective.

Those of you who have seen Sally Tagg present her seminars at the Homebuilding Shows will recognise her as an expert in the field and will appreciate her style and technique which is deliberately targeted towards providing a clear step by step approach to the subject.

Where we have helped clients most is where they have recognised that this stage is an investment to be considered and valued against the value of the home(s) at the end of the process and not to be dismissed as an unnecessary luxury.

The cost of attending our course will be £60.00 (including VAT) per head for registered users of the Self Build Portal and £75.00 per head to other guests.

The initial seminar will be run at Foxley Tagg's Cheltenham office on the afternoon of Friday 2<sup>nd</sup> May 2014 starting at 2.00pm (registration, tea and coffee available from 1.30 pm). To ensure that you gain maximum benefit from the seminar we have limited the numbers to a small group but additional dates and course contents will be publicised in due course.

Should you wish **to book your place(s) or** talk with us about this course or other potential courses and dates please complete the following booking form or call **01242 222107 (9.00am to 5.00pm Monday to Friday) or email [office@ftplanning.co.uk](mailto:office@ftplanning.co.uk)** and we will come back to you.

Kind regards

**Mark Tagg**

**Director**

**Foxley Tagg Planning Limited**

**[www.foxleytaggplanning.co.uk](http://www.foxleytaggplanning.co.uk)**

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**“How to submit a robust planning application.**

**(Plot finding – how to streamline the process)”**

Please reserve \_\_\_ spaces for the above half day seminar on Friday 2<sup>nd</sup> May.

I enclose a cheque for £\_\_\_\_\_ as requested.

I have transferred £\_\_\_\_\_ direct to your account number 04160001 sort code 30/93/48. Please delete as necessary.

Name\_\_\_\_\_ Contact no.\_\_\_\_\_

Address\_\_\_\_\_

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Date \_\_\_\_\_2014