



Appraise
Design
Negotiate
Realise

ABOUT US

Cordage Planning Consultancy is a privately-owned planning practice, specialising in residential and commercial developments.

PLANNING

Our experienced Planners are all members of the Royal Town Planning Institute and have a breadth of knowledge acquired through careers that span from Local Authorities to the private sector.

The Planning process is notorious for being overly bureaucratic and fraught with expensive delays that hinder development. CPC is relentless, efficient and effective in its pursuit of your goals and aims to cut through the nonsense at every level of the planning process.

We specialise, and have a proven track record, in obtaining first time planning permissions for our clients.

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The company has a varied client base including large blue-chip companies, national housing associations and smaller local developers.



LAND-USE MIX

What is the right use for the site? Commercial, residential or a mixture?



CLIENT

Who are we designing for and how do we best represent their interests



ADAPTABILITY

How do we overcome any constraints the project may pose?



PROGRAMME

How do we minimise risk for our client and deliver within a reasonable and financially sensible timeframe?



CONSTRUCTION

How will our plans translate into deliverable development?



SUSTAINABILITY

How do we ensure an economically, socially and environmentally sustainable form of development?



PLANNING SIMPLIFIED:

How it Works

CPC has an established reputation for providing imaginative, practical and independent advice to its Clients, from concept through to construction. We believe planning should be simple and have identified four key stages to success:

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APPRAISE

Our team of planners will scrutinise the spatial, economic, environmental and social constraints and opportunities present at the site. Through visiting the site and investigating the relevant planning institutions and their policies CPC can build a fuller picture of what form of development is both appropriate and achievable.



DESIGN

CPC's team of professionals including architects, transport planners and flood consultants can then design from scratch or offer guidance on the exact specification of the project so our Clients can be confident that they are submitting the plans which have the best chance of success with Local Authorities.

A selection of exemplary CPC lead schemes are available in this brochure under 'Case Studies'.



NEGOTIATION

Once a planning application is submitted it is CPC's responsibility, through careful negotiation, to aid the proposals through the system so that a planning permission can be delivered without delay. Whether this is in writing, over the phone or face-to-face we are competent negotiators who pride themselves on communicating effectively on behalf of our clients.



REALISE

Once planning permission is obtained CPC are on hand to help deliver the development. Local CPC has vast experience in discharging planning conditions, which can often be difficult for developers to overcome. Whether it be drainage, contamination, acoustics or any other technical matter; we can discharge the condition.



CASE STUDY Lightwater

Planning was submitted on behalf of one of CPC's larger corporate clients in November 2018 and speedily permitted in January 2019.

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Five large family homes have now been developed on an unattractive piece of brownfield land

UNIQUE CHALLENGE FOR CPC

89 – 91 Guildford Road was a unique challenge for CPC and involved early engagement with the local community. The site had an appeal dismissed by the Planning Inspectorate to be developed as a convenience store, and generated significant public opposition.

CPC achieved planning for five dwellings on the spatially restricted site. Through careful negotiation with Surrey Heath Borough Council, CPC were able to guide the application through the planning system within the statutory eight week determination period.

OUR SERVICES

CPC are on hand from the inception to realisation and have the expertise to deliver attractive, thoughtful and innovative projects at all levels of the development process.

FEES

The Company's fee structure is bespoke based on the level of help our clients require. For a quote please do not hesitate to contact us.

Some clients, with larger property portfolios prefer a fixed fee structure with low, medium and high fee categories based on the complexity of the project at hand. If this of interest please do not hesitate to contact us.



PLANNING APPRAISALS

Detailed review of local and national planning policy, the history of the site, physical constraints including flood risk, impact on the highway network and existing architectural vernacular. This can be desk-based or delivered through site visit.



PRE-APPLICATION ADVICE

CPC can manage the preparation, submission and negotiation involved with obtaining positive and pragmatic Pre-Application Advice from Local Authorities.



PLANNING APPLICATIONS

CPC offer an 'end-to-end' service. We will prepare, design and negotiate our clients' proposals through the all-important grant of planning permission.



DISCHARGE OF PLANNING CONDITIONS

CPC's team of experts can dismantle and discharge the often-mystifying planning conditions attached to our Clients' planning permissions. We aim to deal with these promptly so works can begin.



PLANNING APPEALS

In the unlikely even that planning permission is not granted CPC have extensive experience and expertise in preparing, lodging and managing planning appeals with the Planning Inspectorate.

THE TEAM

CPC's success is built upon strong foundations of knowledge and experience. From those of us who have worked solely in the private sector, to members of the team who have worked for local authorities.



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