

# Our approach to your land promotion project

Legal, social, economic, political and planning matters can impact land promotion and development. We charter the best course through them for you.

## 1. Creating the right team

- We instruct highly qualified industry professionals with site relevant experience to supplement our team
- Richborough Estates project manages the team and devises a winning strategy



## 2. The Local Authority

- We consider the context of the Local Plan and the Local Authority's five year housing land supply position
- Richborough Estates takes a proactive consultative approach during the pre-application stage



## 3. Transport

- One of the most technical, complex (and often controversial) aspects of the planning process
- We devise the most suitable solutions to reduce the impact of the road network. If off-site highways measures are needed we will devise a package that meets the need at minimum cost



## 4. Landscape & urban design

- We undertake a strategic Landscape Appraisal (LA) or Landscape and Visual Impact Assessment (LVIA) and then develop the:
  - Master plan
  - A supporting 3D model
  - Design and Access Statement (DAS)

## 9. Drainage

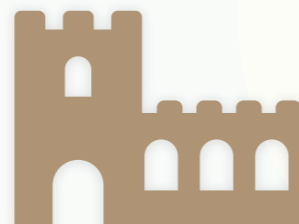
We consider:

- How surface water will be collected and drained from the site
- Connections to the main foul sewer
- Seek agreement with the Council, Environment Agency and utility companies



## 8. Environmental assessment, which covers heritage, noise, air and soil assessments

- The impact upon heritage assets is considered
- Incorporate mitigation into the masterplan



## 7. Agricultural land quality

- Assessing the quality of agricultural land in accordance with the NFPP and demonstrating sustainability

## 6. Topographical survey

- It is important to identify:
  - Areas which may be difficult or expensive to build upon
  - The impact upon highways
  - Landfall required to support the drainage strategy

## 5. Ecology

- Phase 1 Habitat Survey determines whatever habitats or species need to be considered and surveyed
- If Great Crested Newts are present, a mitigation strategy is developed and agreed with the Local Authority



## 10. Ground investigation

- A Phase 1 Site Investigation (SI) is undertaken followed by intrusive bore holes testing once permission has been granted
- An appropriate mitigation strategy is established if ground contamination, weak ground conditions or other issues are established

## 11. Arboricultural surveys

- To determine the position and quality of the trees on site and to establish the presence of specific protected tree species



## 12. Stakeholder and public consultation

- Instrumental to successful site completion
- A public consultation is held with the local community
- Opinions and comments are taken into account and where necessary, adjustments to the masterplan can be made

## 13. Affordable housing

- Factors influencing the affordable housing percentage are assessed and we determine whether a case can be made to reduce the obligation or use some of the value to deliver local benefits



## 14. Appointment of a delivery partner/developer

- Open Market Value (OMV) is best achieved through a competitive tender process
- Together we carry out the entire planning and sales process in return for a modest percentage of the onward sale

...Working in partnership with you to reach a common goal!