



Selected Work Areas

Site Appraisals

Tetlow King Planning frequently advises on individual sites prior to acquisition or the submission of a planning application. We are familiar with the fundamental requirements of developers and RSLs, of the 'site and market conditions' which affect all housing developments, and of the other 'planning benefits' which local authorities may seek to negotiate.

Planning Applications and Appeals

We advise a variety of clients on planning applications. In the field of affordable housing we often advise on the appropriate strategy for presenting potentially difficult applications. This may involve the preparation of a supporting statement, advising on the form or content of the planning application or as a last resort the conduct of an appeal. We have an excellent record in winning appeals - whether it be by public inquiry, informal hearing or written representations.

Section 106 Negotiations

We can represent the interests of landowners, developers, RSLs or local authorities in the negotiation process but are obviously careful to avoid conflicts of interest. We can assist solicitors in drafting suitable heads of terms and clauses. Sometimes conditions will suffice.

Land Studies and Site Searches

We frequently undertake searches for land with immediate or longer term housing development potential for both private housing developers and RSLs within agreed parameters. Such exercises have invariably assisted clients in the preparation of longer term development strategies and in the delivery of their development programmes.

Expert Witness

We frequently appear at public inquiries on behalf of local authorities, developers or RSLs relative to planning and affordable housing issues. Our staff includes several expert witnesses.

Development Plans

We have extensive experience of the interrelationship between affordable housing and development plans at regional, sub-regional and local levels. Increasingly local authorities are asking us to carry out audits of their policies. We have advised the National Housing Federation, local authorities, RSLs and developers on the relevant policies in more than 300 development plans. Many of the objections raised have been resolved by negotiation, but we have nevertheless appeared at over 100 inquiries in this capacity. We have also successfully promoted objections on behalf of developers and RSLs relative to particular sites.

SPG/SPD

We are frequently asked by local authorities to assist in the preparation of Supplementary Planning Guidance/Supplementary Planning Documents on affordable housing, which are seen as fundamental to the delivery of affordable housing via the planning system.

Partnerships/Regeneration

We frequently assist in bringing together partnerships involving house builders, RSLs, local authorities et cetera for both new build and regeneration projects. We have experience of both urban and rural regeneration projects.

Housing Assessments/Analysis

Proper housing market and needs information is fundamental to the implementation of PPG3/PPS3. We have been involved in regional, sub-regional and district wide housing surveys and the development of sophisticated housing assessment models. Our reports have included advice on the policy framework and its implementation via both the development plan and housing strategy. Increasingly we are assisting in the commissioning of such work. We also carry out rural housing needs surveys, analysis of special housing needs and overview reports for developers.

Research/Innovation & Good Practice

We have a broad overview of the implementation of PPG3/PPS3. Working as we do in over 300 local authority areas, we are well placed to gather intelligence and to monitor examples of innovation and good practice. We have carried out more than 20 Innovation and Good Practice projects for the Housing Corporation throughout England.

Education and Training

We have organised a number of very successful national conferences on Planning and Affordable Housing attended by a diversity of interests. Our Directors are frequently asked to speak at similar events. We have devised training packages tailored to the particular requirements of various interest groups, including local authorities, developers and RSLs.

Housing Strategies

We have prepared housing strategy statements on behalf of local authorities and commented upon drafts. Furthermore we have evaluated numerous housing strategies on behalf of national and regional bodies and produced good practice advice, much of it of wider application. On behalf of developers and housing associations we have devised affordable housing strategies to enable the implementation of large scale projects.



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Clients Include

DEVELOPERS

LANDOWNERS

LOCAL AUTHORITIES

REGISTERED SOCIAL LANDLORDS (RSLs) / HOUSING ASSOCIATIONS

GOVERNMENT BODIES

PROFESSIONAL AND TRADE BODIES

EDUCATIONAL AND RESEARCH INSTITUTIONS

COMMUNITY AND PRESSURE GROUPS



Tetlow King Planning Ltd

Part of the Tetlow King Group

Directors

Robin Tetlow MSc Dip Surv FRTPI FRICS FCIH FRSA Stephen Hinsley BA(Hons) MRTPI
Mark Auchincloss BSc(Hons) BTP MRTPI FRGS CGeog

Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol BS16 5EL
Tel: 0117 9561916 Fax: 0117 9701293 Email: all@tetlow-king.co.uk

32 High Street, West Malling, Maidstone, Kent ME19 6QR
Tel: 01732 870988 Fax: 01732 870882 Email: info@tetlow-king.co.uk

ALSO AT: Romsey and Worcester

Constructionline Registered No: 8559

Planning for Affordable Housing



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Tetlow King Planning



Tetlow King Planning is a leading national planning and housing consultancy advising a large number of housing associations (over 300), housing developers (over 100) and local authorities (over 100), and a wide range of national and regional organisations. We have unrivalled experience at the interface of planning and affordable housing throughout England and Wales. We are included on the Government's register of Approved Consultants (Constructionline).

Tetlow King Planning was founded in 1985 by Robin Tetlow who had previously worked for four housing associations and the NFHA (now the NHF). Other Directors and key staff all have relevant specialist qualifications and experience in planning and affordable housing and are conversant with the financial, legal and operational framework within which affordable housing is developed, managed and maintained.

Please refer to our website for up to date information and news.

EXPERT EVIDENCE
PLANNING APPLICATIONS
PLANNING APPEALS
PLANNING CONDITIONS
SI 106 AGREEMENTS / UNDERTAKINGS
SUPPLEMENTARY PLANNING DOCUMENTS
AFFORDABLE HOUSING STRATEGIES
DEVELOPMENT PLANS
HOUSING STRATEGIES
EMPTY HOMES STRATEGIES
PARTNERSHIPS
URBAN REGENERATION
RURAL REGENERATION
HOUSING ASSESSMENTS / ANALYSIS
LAND PROCUREMENT
SITE SEARCHES
SITE APPRAISALS
EDUCATION AND TRAINING
RESEARCH
INNOVATION AND GOOD PRACTICE ADVICE
SPECIAL HOUSING NEEDS
SUSTAINABLE COMMUNITIES
POLICY AUDITS
ASSET MANAGEMENT STRATEGIES
KEY WORKER HOUSING

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Examples of Projects

A2 Housing Group

Successful resolution of difficult planning applications at Staines, Hillingdon, Watton on Thames, Guildford, Hounslow, Sunbury, Chertsey, Stanwell, Reading, Windsor, Maidenhead, Slough, Bracknell et cetera.

Amphion Project

Advice regarding planning difficulties in delivering Egan Report recommendations.

Association of London Government

'Sharing the Benefits'. Good practice guide to how planning obligations can provide community benefits.

Bedfordshire Pilgrims Housing Association

Advice on strategic alliances with major house builders and on provision of key worker housing.

Berkeley Homes Plc

Background research, advice and assistance with Section 106 negotiations on major regeneration project at the Royal Arsenal, Woolwich.

Bournemouth Borough Council

'Corporate Planning and Environmental Health Policy on HMOs'

Bristol Buildings Preservation Trust/Elm Housing Association

Advice and supporting statement to complex planning application.

Bristol City Council

Research and advice on standard Section 106 clauses and SPG on affordable housing.

Bromford Housing Group

Advice and input regarding providing affordable housing on difficult open space sites in Wallingford and Oxford.

Capital and Provident Regeneration Ltd

Training session for staff on affordable housing provision and the planning system.

Cardiff County Council

Cardiff Housing Needs: Planning Policy Report based on sophisticated housing needs model (in conjunction with Opinion Research Services).

Care and Lifestyle Villages Ltd

Promotion of continuing care retirement community at Pontlliv, Swansea.

Chartered Institute of Housing/National Housing Federation/Royal Town Planning Institute

Appearance before the House of Commons ODPM Select Committee Inquiry into Affordable Housing.

Chesterton Structured Finance Ltd

Planning advice regarding new model approach for providing affordable housing without Social Housing Grant.

Countryside Properties Plc

Advice on affordable housing provision in the Cotswold district.

Duchy of Cornwall/Devon & Cornwall Housing Association

Promotion of land at Newquay and St Austell for affordable housing.

Ealing Housing Association Development Forum

Report to investigate approaches towards S.106 agreements in London. Leading to preparation of SPG on behalf of the London Borough of Ealing.

East Dorset Housing Association

Promotion of a difficult site through the latter stages of the East Dorset Borough Local Plan and beyond.

Eden Project/Devon and Cornwall Housing Association

Housing needs survey and advice regarding the provision of key worker accommodation.

Elim Housing Association

Advice regarding planning enforcement/application difficulties, Tamworth.

Frontier Estates Ltd

Report on the provision of affordable housing at former Hatfield Aerodrome.

Gallagher Estates/Countryside Properties Plc/Marshall of Cambridge (Airport Properties) Ltd/University of Cambridge/Grosvenor Properties and others

Comprehensive review of various housing needs studies carried out in the Cambridge sub region. Representations to development plans. Brief for research on mixed and socially sustainable communities.

Gloucester City Council

Expert evidence on planning and affordable housing issues relative to called in public inquiries relating to proposals for a new community at RAF Quedgeley/Eastchurch and a mixed use urban regeneration proposal at St Oswald's Park, Gloucester.

Guinness Trust

Assistance with difficult planning application, Stroud. Rural housing needs survey, Princes Risborough.

Hastoe Housing Association/Devon & Cornwall Housing Association/Housing Corporation/Rural Development Commission

'Housing Plus in Rural Areas' Research/Good Practice Report.

Hawkcrest Housing Developments/Sovereign Housing Association

Planning permission on appeal achieved for 13 dwellings in Kingswood, Bristol including expert evidence at appeal hearing.

Hercules House Ltd/Evesham and Pershore Housing Association

Evidence to Royal Institution of Chartered Surveyors tribunal in dispute with Worcester City Council over interpretation of the terms within a Section 106 agreement concerning affordable housing.

Herefordshire Council

Comprehensive two day training session on affordable housing presented to the planning, housing, estates and legal departments within the Council.

Horsham District Council/Crawley Borough Council/Mid Sussex District Council

Preparation of a detailed key worker strategy for the three districts.

Housing Corporation

'Land, Planning and Housing Associations'. Research Report and Good Practice Guide (in conjunction with the University of the West of England). Contribution to the national symposium 'Meeting the Needs of the Future', Liverpool (1996).

Housing Corporation – South East

'Evaluation of Development Plan Policies in the South East Region'. Organisation of regional conferences on planning and affordable housing at Winchester and Maidstone. 'Identification of Long Term Strategic Development Sites in the South East' to assist with investment strategy.

Housing Corporation/Guinness Trust

'Car Parking and Social Housing' Good Practice Report (published by NHF).

Housing Corporation/Plymouth City Council/South Hams District Council

Parameters for housing market study of the Plymouth sub-region (in conjunction with Opinion Research Services).

Hyde Housing

Development plan monitoring and assistance in negotiations with various councils in Hampshire regarding conditions/Section 106 agreements. Eastleigh Land Study.

Jephson Homes Housing Association

Land study for Wyre Forest District.

Joseph Rowntree Foundation

'An Overview of the Planning and Affordable Housing Debate'. Preparation of planning guidance for Continuing Care Retirement Communities.

Kettering Borough Council

Comprehensive training session on affordable housing to planning and housing departments within the Council.

Kingfisher Housing Association

Planning appraisals and supporting statements to planning applications.

Knightstone Housing Association

Supporting statement and advice on Section 106 complexities regarding difficult site in North Somerset.

London Borough of Bexley

Preparation of SPG and advice on affordable housing.

London Housing Federation/Housing Corporation

'Good Practice in Planning and Affordable Housing: The London Experience'.

London Housing Federation/Housing Corporation/Shelter/Chartered Institute of Housing

Written evidence to and appearance at the Public Examination in respect of the Spatial Development Strategy (London Plan).

London & Quadrant Housing Trust

Site searches.

Magna Housing Association

Planning appeals in Sedgemoor and South Somerset districts.

Examples of Projects

Medina Housing Association/Isle of Wight Council

Draft Empty Homes Strategy for the Isle of Wight.

Medway Housing Society

Assistance with Asset Management Strategy.

Metropolitan Home Ownership

Planning appeal at Hackney and site finding in selected districts.

Midas Homes/Affordable Homes UK

Promotion of scheme at Par; St Austell.

Midas Homes/Devon & Cornwall Housing Association

Promotion of scheme at Teignmouth.

Mid Bedfordshire District Council

Preparation of Supplementary Planning Guidance on Affordable Housing.

Moat Housing Group/Guinness Trust

Brighton land study.

National Housing Federation

Representations on more than 30 County Structure Plans including appearances at more than 20 Examinations in Public throughout England.

National Housing Federation West Midlands/Shelter/Chartered Institute of Housing/National Council for Housing and Planning (Room, as was)

Written evidence to and appearance at the public examination into Regional Planning Guidance for the West Midlands region to 2021.

New Forest District Council

Planning and housing evidence for the Council in defending planning refusal for sheltered housing schemes for which insufficient affordable housing contributions offered.

Norwich City Council/Broadland District Council/South Norfolk District Council

Assistance with commissioning of comprehensive housing needs assessment for the Greater Norwich sub-region.

Oakhill Brewery Ltd

Assistance with negotiating affordable housing within a complex conversion scheme within a conservation area.

Penwith Housing Association

Assistance with Asset Management Strategy.

Persimmon Homes

Assistance with promoting sites for affordable housing.

Planning Inspectorate

Training for planning inspectors on affordable housing issues.

Poltair Developments/THF Ltd

Advice on provision of affordable housing within scheme at Roche.

Powys County Council

Preparation of Supplementary Planning Guidance on Affordable Housing.

Richmond upon Thames Churches Housing Trust

Submission of planning applications on sites in Richmond, Kingston and Hounslow.

Surrey Chief Housing Officers Group/Surrey Chief Planning Officers Group

'Making Affordable Housing Happen in Surrey'. Good Practice Guide.

Swindon Borough Council

Advice on the affordable housing provision within the Southern Development Area (over 4,500 homes).

Rural Development Commission

'Evaluation of Local Authority Housing Strategies': Research Report.

Ruskin Homes

Successful planning appeals concerning affordable housing issues at Ashford and Hampton.

Rydon Homes

Advice on affordable housing provision on site in Tonbridge.

Safeway Plc

Advice on the provision of affordable housing as part of development proposals at Plough Lane, Wimbledon.

Sager House Group

Affordable housing evidence at public inquiry against refusal of planning permission for mixed use regeneration scheme on landmark site at Fortune Green, Hampstead.

Sentinel Housing Group

Preparation of comprehensive Development Procedures. Preparation of social and economic profile of operational area.

Signpost Housing Association

Advice on planning applications and planning appeals at Ilfracombe and Barnstaple.

SJS Property Management

Advice on affordable housing provision on major mixed use regeneration scheme including 1000 dwellings at Holbeck, Leeds.

Southern Housing Group

'Assessment of Strategic Affordable Housing Potential in the Northern Home Counties'.

South Hams District Council

Preparation of Supplementary Planning Guidance on Affordable Housing.

South West RSL Planning Consortium

NHF accredited retainer to act comprehensively on all emerging structure plans and local plans in the South West region. Supported by 42 RSLs.

Sovereign Housing Association

Site appraisals. Advice on research into 'pepperpotting' of affordable housing within developments.

Stockport Metropolitan Borough Council

Written evidence and appearance at planning inquiry regarding two appeals caused by unwillingness of developer to provide affordable housing within the terms of PPG3. Both appeals dismissed. Housing Needs Survey (in conjunction with Market Research UK).

Stonham Housing Association

Planning appeals and new applications for special needs housing projects in Swindon and Norwich.

Stratford-on-Avon District Council

Planning and housing evidence for the Council in defending refusal of sheltered housing scheme. Assistance with Supplementary Planning Guidance on Affordable Housing.

Surrey Chief Housing Officers Group/Surrey Chief Planning Officers Group

'Making Affordable Housing Happen in Surrey'. Good Practice Guide.

Swindon Borough Council

Advice on the affordable housing provision within the Southern Development Area (over 4,500 homes).

Thames Valley Housing Association

Representations on unitary development plans and local plans throughout London and the South East, including inquiry appearances. Promotion of interests at Broadmoor Estate, Crowthorne. Expert written and oral evidence to planning inquiry, Hounslow.

Thames Valley Housing Association/JA Pye (Oxford) Ltd

Assistance with negotiation of affordable housing provision on site with complex planning history and appearance at public inquiry.

Threshold Tennant Trust Ltd

Advice on difficult planning applications. Representations on various unitary development plans in London.

Tilfen Land Ltd

Advice on Section 106 negotiations regarding the former Woolwich Polytechnic site.

Touchstone Housing Association/Focus Housing Association/Accord Housing Association

Representations on Coventry Unitary Development Plan.

Tregothnan Estate/Devon and Cornwall Housing Association

Successful promotion of site through Carrick District Wide Local Plan for 25 affordable dwellings at Truro.

Trenport Investments Ltd/Berkeley Homes Plc

Advice on affordable housing provision and specialist evidence to call in inquiry for major development of 1000 dwellings at Snodland, Kent.

Welsh Housing Federation

Training sessions on planning and affordable housing.

West Mercia Housing Group

Advice on planning principles in valuation of sites for affordable housing.

West Midlands RSL Planning Consortium

NHF accredited retainer to act comprehensively in all emerging structure plans in the West Midlands region. Supported by 28 RSLs.

West Oxfordshire District Council

Audit of affordable housing policies.

Wharf Land Investments Ltd

Advice on affordable housing provision on regeneration site at Western Road, Bracknell.

Wokingham District Council

Reports on Section 106 Agreements securing affordable housing. Report on Key Workers Housing. Brief for Housing Needs Survey.

Wrexham County Council

Housing Needs Survey (in conjunction with Opinion Research Services).

York Property Forum

Representations on the affordable housing policies in the City of York Plan.

Yorkshire Housing

Representations on Ryedale District Local Plan and assistance with formulation of subsequent Supplementary Planning Guidance.

