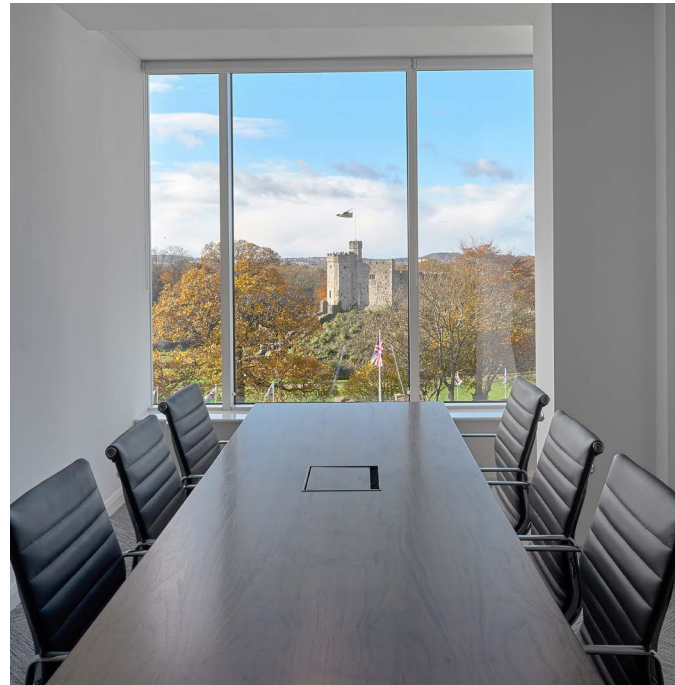
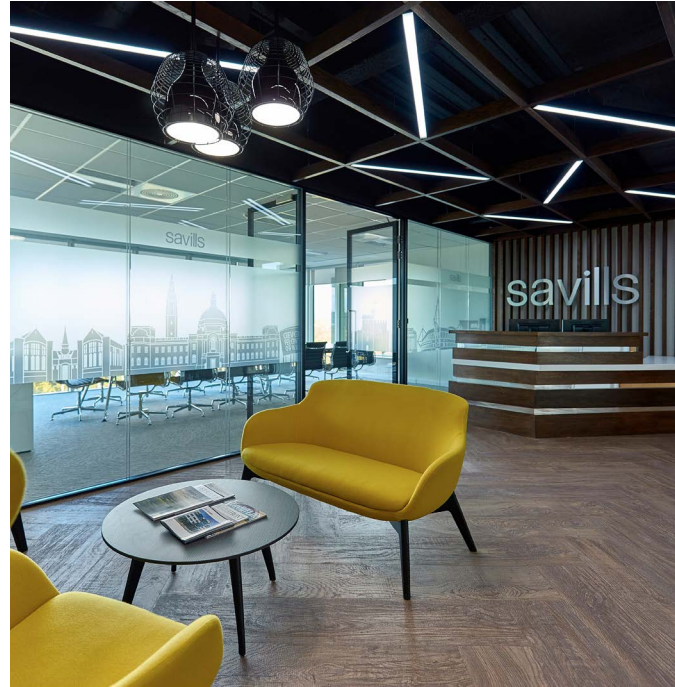


CARDIFF PLANNING





INTRODUCTION TO SAVILLS

Our mission is to represent our clients diligently, and through that commitment, achieve superior results.

Savills

Savills is one of the world's largest real estate firms. Established in 1855, we now have over 30,000 employees in over 600 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Through our advice, our property management capabilities and our transactional services, we help our clients to fulfil their property needs - whatever and wherever they are.

A unique combination of sector knowledge and flair gives clients access to real estate expertise of the highest calibre. We are regarded as an innovative organisation and a number of recent market awards are a testimony to our success.

Savills Planning

Planning is an integral part of Savills Development Services, which provides bespoke and fully-integrated services for landowners, developers, occupiers and investors across the development life-cycle.

Our 290 strong UK planning team operates from offices across all the principal regional markets.

Our national team of planning consultants has experience across the planning spectrum. The team provides a full range of sector specialist advice combined with detailed local knowledge of planning policy and its interpretation as well as expert witness capability at examinations / inquiries.



Savills worked hard to ensure that the Client's expectations were met by submitting the application within the required timescales. Positive discussions with the Council and close communication with the Client and his team ensured the efficient consideration of the application, resulting in its timely determination.

Savills experience, expertise and positive relationship with the Council from project inception to determination ensured the delivery of a valuable permission with the right conditions and planning obligations within the required timeframe.

M Llewellyn
Walters

“Savills has ensured smooth progression with each phase we have brought forward at Glan Llyn, being there to provide good advice at all times and being able to find solutions to unlock potential problems along the way. Their planning team are welcoming and very responsive which has enabled them to build a good rapport with ourselves and also the Council which has stood us in good stead when submitting applications”.

Owain Williams, St Modwen

CARDIFF PLANNING TEAM

Planning is a key, and often complex, factor in all transactions involving land and buildings.

Establishing the best permission that is achievable is crucial to maximising a site's value. Our aim is to deliver planning solutions that maximise the value of our clients' property assets taking into account the context provided by planning policies, technical and environmental constraints, local community considerations and overall sustainability.

The Cardiff planning team is one of the largest and most experienced teams of planning consultants in Wales. The team has a broad range of expertise, which has helped to secure success on many challenging and rewarding schemes.

Our approach to achieving the best value outcome is founded on having a clear understanding of each client's objectives, comprehension of local policy and its interpretation, early engagement with planning officers as well as the local community and relevant councillors, and detailed negotiation of conditions and legal agreements.

The team has valuable client side experience of developing projects and energy sectors and is able to offer consultancy services and project management support in areas vital for planning success such as project set up, stakeholder engagement, advice on land strategy and other consents.

We work closely with our development, investment, energy and research teams, and a range of other professionals to guide schemes through all stages of the planning process.

Our focus is on delivery and the Cardiff planning team provides strategic value-added advice on some of the key regeneration and infrastructure projects across Wales and throughout the UK.

The team includes several first language Welsh speakers.

STRATEGIC LAND

Our team has a wealth of experience in delivering housing and mixed use developments of a strategic scale.

The team is experienced in both immediate and strategic housing related projects and has a proven track record of taking these through the planning process, from site finding, promotion through the development plan process, local engagement, planning application and finally, implementation.

We act for a range of high profile clients from landowners, housebuilders and promoters to property companies and investment funds.

Our successes include:

GLAN LLYN, NEWPORT

Client: St. Modwen Developments Limited

A mixed use regeneration scheme (of 600 acres) including 4,000 new homes, 2 schools a local centre in Newport and a substantial new business park. The scheme was awarded the 2020 RTPi Cymru Award for Planning Excellence.

COED DARCY, LLANDARCY

Client: St. Modwen Developments Limited

A significant regeneration project of the former BP Llandarcy Oil Refinery site which includes the development of 4,000 new homes, secondary and primary schools, a district centre, open spaces and sports facilities and employment space.

NSN1, CHEPSTOW

Client: Mabey Holdings

A new neighbourhood on the site of the former National Shipyard No.1

in Chepstow to include 600 new homes, commercial floorspace and substantial open space.

JUBILEE PARK, NEWPORT

Client: Walters Group

Redevelopment of the former Novelis factory site in Newport to deliver 1,200 homes, a primary school, community facilities and a network of open space including a river walk.

JUNCTION 33 OF THE M4, CARDIFF

Client: Persimmon Homes

A strategic development on the M4 corridor of 1,500 new homes, a school, community facilities and a park & ride.

PENCOED

Client: Bridgend College Campus

Promotion of surplus land at the Bridgend College Pencoed Campus for circa 600 new homes.





HOUSING

As well as working on large scale housing projects, the team has delivered on a wide range of small and medium sized developments.

We have the advantage of being able to work closely with development colleagues to tackle viability matters 'in house' and to be able to draw upon the experience of our sales team in devising schemes that will appeal to the market.

Our successful projects include:

DARREN FARM, COWBRIDGE

Client: Taylor Wimpey

Delivering reserved matters approvals for 475 new homes and a link road in one of the most desirable locations in south Wales.

CITY ROAD, CARDIFF

Client: Linc Cymru

Full planning permission achieved for a 100% affordable housing scheme for 48 new flats in a Cross Laminated Timber building with extensive green credentials.

PANDY ROAD, BEDWAS

Client: Land Matters

Promotion, outline planning application and successful appeal for 300 new homes on land outside of a defined settlement boundary.

GREAT HOUSE FARM, CARDIFF

Client: LivEco

Delivered outline and reserved matters consents for 21 new eco homes on land originally outside of the defined settlement.

BBC WALES, LLANDAFF

Client: Taylor Wimpey

Achieved permissions for up to 400 new homes on a brownfield site in a prime location in Cardiff.

CLARIANT, CHURCH VILLAGE

Client: Walters Group

Outline planning permission achieved for the regeneration of a contaminated site to deliver 120 new homes.

RETAIL

The team act for landlords, developers and occupiers so we understand the dynamic nature of the retail sector and the commercial requirements of our clients.

We work closely with other retail and leisure specialists in Savills from investment, agency, landlord and tenant and development consultancy. In addition, the Savills research team specialises in providing commercial insight.

Projects range from large scale city centre regeneration schemes, advice to national operators across a wide portfolios of sites and individual new builds. Projects relate to both in town and out of town schemes.

Successful projects include:

COPR BAY

Client: Rivington Hark and Swansea Council

Leading on planning consultancy advice for the delivery of Copr Bay – a core element of the transformation of Swansea city centre which includes a new, iconic, digitally advanced, 3,500 capacity live entertainment venue and conference centre.

MERMAID QUAY, CARDIFF

Client: Schroders

Providing strategic planning advice on a mixed-use asset within Cardiff Bay and delivering improvements through successful planning strategy and related applications, including changes of use, unit extensions, public realm improvements and enhanced signage strategy.

IN TOWN RETAIL

Client: Costa, Pret & Wasabi

Leading on delivering planning permissions and associated applications for changes of use, shopfronts, advertisements, listed building consent and outdoor seating for various national operators across their wide portfolios.

OUT OF TOWN FOOD & BEVERAGE

Client: Costa & Amsric

Delivering numerous planning permissions and advertisement consents for drive thru and take-away operators across the UK on retail park and roadside locations.





SPORT AND LEISURE

Savills is the leading planning consultancy on major sports projects, with key members of the team based in Cardiff.

We have detailed knowledge of the operation and requirements for major sports clubs and event organisations and can advise on the strategy and implementation to deliver stadia.

Successful projects include:

LONDON OLYMPICS

Client: LOCOG

Savills was the lead planning advisor to the London Organising Committee for the Olympic Games (LOCOG) across all competition venues and training bases for the London 2012 Olympics.

LONDON RESORT

Client: London Resort Company Holdings Limited

Providing strategic planning advice on proposals for a Global Entertainment Resort in Kent and leading on the Development Consent Order submission on this Nationally Significant Infrastructure Project.

ISLAND FARM TENNIS CENTRE, BRIDGEND

Client: HD Limited

Advising on planning strategy, and preparing a full planning application, for a new community tennis centre.

RUGBY WORLD CUP 2015

Client: England 2015

Prepared a strategy for all venues and training bases assessing planning requirements, deliverables and programme while also coordinating applications at key stadia including Twickenham, the Olympic Stadium and Kingsholm (Gloucester).

LONGLEAT WARMINSTER

Client: Longleat Enterprises Ltd

Delivered an outline planning permission for 240 bed hotel, water park, conference centre and 'animal immersion' experience to broaden existing leisure and tourism offering on site away from main estate and within the open countryside.

BUSINESS SPACE

The team works closely with investment, property management, development, and agency colleagues to provide an unrivalled range of services to clients.

The combination of expertise in the sector and local knowledge means that Savills is best placed to deliver successful outcomes to the planning process that meet the commercial objectives of our clients.

Our clients therefore have the advantage of working with an experienced team that is skilled at all stages of the planning process including: site finding, strategic promotion, outline and detailed planning applications and during the implementation stage.

We act for a range of clients operating in the sector including landowners, development companies, investors/funds and property companies.

Recent and ongoing projects which we have advised on include:

ST. MODWEN PARK

Client: St Modwen

As part of the redevelopment of the former Llanwern steelworks site, outline permission has been achieved for 93,000sqm of employment floorspace. Detailed permissions have been achieved to deliver accommodation for a number of new occupiers including Amazon and CAF (a Spanish train manufacturer).

THE SQUARE, LEATHERHEAD

Client: Eskmuir Securities Limited

Full planning permission was negotiated for a major refurbishment, recladding and extension of the Square office park for the landowners. Ongoing planning advice is provided facilitating effective asset management.

TREFOREST INDUSTRIAL ESTATE

Client: Hansteen

Provided advice to the owners of one of the most important industrial estates in south Wales on strategy and planning applications, as well as negotiating a Local Development Order to provide flexibility in retaining and attracting new tenants and uses.

ST MARY-LE-PORT, BRISTOL

Client: MEPC (Developer) and Federated Hermes (Investor)

One of the most important sites in Bristol city centre, which has awaited redevelopment for decades. The scheme includes active ground floor uses alongside high quality public realm and access to the listed St Mary-le-Port tower. Office uses on the upper floors within a BREEAM Outstanding design.

Savills leads on planning and Environmental Impact Assessment.





DATA AND LOGISTICS

Developers are responding to the growing demand for data centres as consumers, business and the public sector become increasingly reliant on the digital economy.

The demand for logistics centres is an increasingly important driver of the economy. The Cardiff team has considerable experience of providing planning advice on the prospects, and delivery of planning permissions for data and logistic centre development across the UK.

Successful projects include:

UNION PARK, HAYES

Client: Ark Data Centres

An investment in excess of £600 million to include a new data centre campus of some 56,000sqm, a dedicated substation, energy centres and ancillary office space. Savills coordinated and submitted a full planning application to London Borough of Hillingdon which was approved in April 2021.

SPRING PARK, CORSHAM

Client: Ark Data Centres

Savills has provided planning consultancy advice since 2012 on the delivery of the Spring Park campus – which has permission for five data centre buildings, designed to offer 30MW of IT load.

KAO PARK, HARLOW

Client: Kao Data

Provision of planning consultancy during the preparation of the London Road South Local Development Order and the delivery of planning permission for Kao Park – a 6ha campus consisting of 32,000 sqm of gross space divided across four free standing, state of the art data centre buildings.

FELINDRE BUSINESS PARK, SWANSEA

Client: DPD

Savills successfully gained permission for a new delivery and distribution warehouse facility. A full planning application was submitted and permission granted within 7 weeks.

ENERGY AND INFRASTRUCTURE

Savills Planning has been active in the energy and infrastructure sectors for over 15 years and has considerable experience, wide ranging capability and a successful track record in delivering planning approvals.

Savills Cardiff has brought together a team with specialist experience in the development and consenting of infrastructure projects. Our capabilities support projects from initial site finding through to planning/technical appraisal and to implementation. We have the ability to integrate service delivery across multi-disciplinary teams, and as part of the Savills network can also provide services such as investment advice.

Our experience spans energy (including electricity generation, storage, and heat), transport, water and waste sectors, ports, digital, business and commercial, sport and leisure. Our infrastructure planning capability spans multiple jurisdictions, onshore and offshore, with experience of consenting under various legislation, to include Development Consent Orders (DCO) and Developments of National Significance (DNS) and with experience of consenting 'first-of-kind' projects.

Although we work on projects throughout the UK, we have the relationships and the specialism in the Welsh planning system necessary to deliver projects.

Successful examples include:

MAJOR RENEWABLE ENERGY HUB, GWENT LEVELS

Client: Gwent Farmers Community Solar Scheme

Savills secured planning consent from the Welsh Government for the creation of a major renewable energy hub with the potential to power 15,000 homes in South Wales. It was the first renewable energy scheme to receive planning permission as a DNS under the Planning (Wales) Act 2015.

SWANSEA TIDAL LAAGOON

Client: Tidal Power Plc

Savills provided strategic planning advice to Tidal Power Plc on the Swansea Bay Tidal Lagoon, reported to be the world's first tidal lagoon power plant. Consultancy advice was provided on a planning strategy towards discharging requirements attached to the DCO to enable material operations to start on site.

ENVIROPARKS, HIRWAUN

Client: Enviroparks (Wales) Limited

The Enviroparks site at Hirwaun comprises a 21 acre parcel of brownfield land that once formed part of a munitions complex. Enviroparks (Wales) Limited developed the concept of co-locating a range of waste recycling, energy recovery and related commercial operations on the same site or 'park'.

WYLFA NEWYDD, ANGLESEY

Client: Horizon Nuclear Power

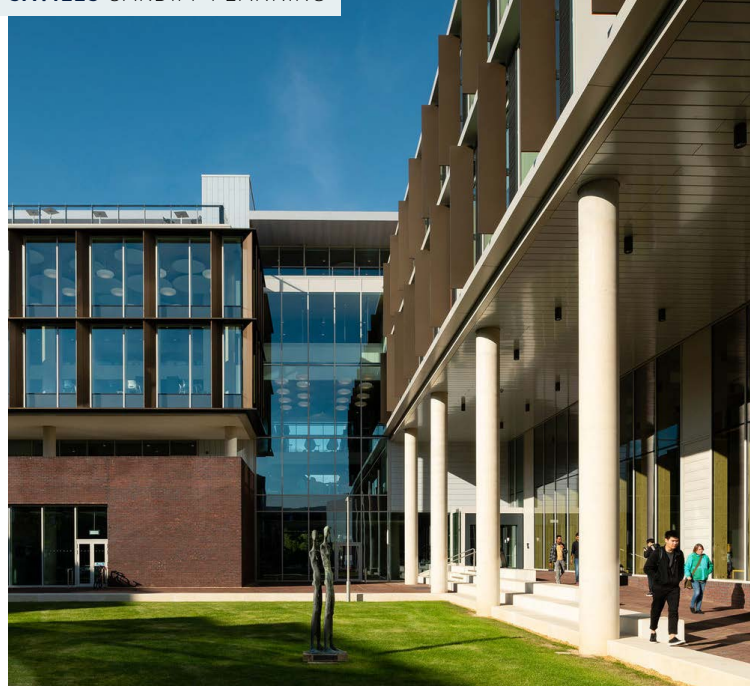
Savills Planning assisted Horizon Nuclear Power in achieving a milestone stage in its plans to build a new nuclear power station at Wylfa, Anglesey, North Wales. An application for a DCO for the project was submitted to the Planning Inspectorate in June 2018.



“

The Llanwern solar site was a gordian knot from a Renewables perspective. It was the Savills team that studied the detail of the SSSI registration and concluded that it was the waterways and not the land between that was the focus of the protection. They further concluded that it would actually improve the objectives of the SSSI and not damage them. So, I decided to take the risk and put the project into planning. Savills was right. The Planning Inspector concluded that “the solar scheme would support the objectives of the SSSI” and granted consent for what is now the largest solar scheme in Wales.

Gwent Farmer's Community Solar Scheme Ltd



EDUCATION

The Cardiff team works with a wide range of clients in the education sector looking to expand or rationalise their estates. We work with a wide range of educational and other institutions looking to dispose of surplus or excess land or buildings.

Acting for universities and student accommodation providers, we obtain planning permissions for new student schemes and advise on property strategies and estate management.

Successful examples include:

HALLINAN'S HOUSE, CARDIFF

Client: Primesource

Full planning permission was negotiated for a 364 bed, 32 storey landmark building on a prominent site in Cardiff City Centre. The site was identified as having potential by our development colleagues, and initial advice from the planning team helped to secure the developer's position on the land.

BRIDGEND COLLEGE

Client: Bridgend College

Advice has been provided on the College's estate, followed up with promotion of a strategic promotion through the Local Development Plan process.

FFORDD AMAZON, NEATH

Client: University Of Wales Trinity St David's

Planning permission achieved to deliver a new scaffolding training facility in partnership with the Construction Wales Innovation Centre and Construction Industry Training Board Wales.

CARDIFF ESTATE

Client: Cardiff University

Working with our development colleagues, the University were provided with advice on an estate wide masterplan and consultancy on delivering a major new research facility.

HARTHAM PARK, CORSHAM

Client: Hartham Park & Bath Spa University

Secured full planning permission and listed building consent for a new Institute for education in the grounds of an historic building to the east of Bath.

OTHER SERVICES

As well as provide planning consultancy on a wide range of development types, Savills Cardiff has leading experts in the fields that support the delivery of planning permissions.

Environmental Impact Assessment

Environmental Impact Assessment (EIA) is a critical element of major planning applications and screening for EIA is part of the mainstream planning process.

The Cardiff team includes qualified EIA practitioners, working closely with planners, masterplanners and specialist consultants to ensure that we co-ordinate deliver a client-facing solution for planning. Savills was one of the original Institute of Environmental Management and Assessment Quality Mark accredited practices, which recognises the high quality of our EIA work.

Our main area of competence is EIA co-ordination. Savills can assemble teams of specialists that are leaders in their field and chosen in response to a project's particular characteristics. Savills has significant expertise in EIA and has prepared Environmental Statements for a diverse range of large scale and often complex development projects – under both the Welsh and English EIA Regulations. Savills often jointly undertakes the EIA co-ordination and planning consultant role on a project.

Our appreciation of the commercial context of development means that our EIA work is realistic. Meanwhile, our EIA co-ordinators are well aware of the legal and procedural context of EIA and can help clients minimise the risks of an EIA-related legal challenge to their development project.

Savills has 'in house' capabilities of undertaking socio-economic assessments, LVIA and TVIA, heritage assessments and health impact assessments.

Infrastructure Planning

Infrastructure is a major focus in delivering Global Britain and Net Zero by 2050.

Our team has considerable expertise in:

- Nationally Significant Infrastructure Projects (NSIPs) particularly the Development Consent Order (DCO) process in England and Wales.
- Developments of National Significance (DNS) in Wales.
- Projects promoted via Transport and Works Act, Harbours Act, Electricity Act procedures in Scotland, Wales and England.
- Major utility, infrastructure, industrial, and mining projects promoted through Town and Country Planning Acts in Scotland, Wales and England.

Savills Planning has senior and experienced staff who have worked on all aspects of major infrastructure projects across a range of sectors.

Services are provided to project promoters, host local authorities, affected parties and others with an interest in all stages of NSIP and other consenting processes including pre application consultation and post-approval implementation. Savills Planning works closely with other Savills experts in Compulsory Acquisition, Land Agency, Land Referencing, Management of Acquired Property, Valuation and Viability and, Socio-Economic consultancy.

Savills Planning also works closely with a wide range of external advisers, engineers, lawyers and other professionals, often with our staff seconded to key roles in multi-supplier multi-disciplinary teams.

Pre-Application Consultation

The Planning (Wales) Act 2015 (the Act) sets out a requirement for developers to carry out statutory pre-application consultation (PAC) on planning applications for major developments in Wales.

Any planning application proposing 'major development' must demonstrate how the requirements of the Act have been satisfied to be registered as valid. This typically involves notifying neighbouring land owners and occupiers, statutory consultees and the general public about the proposals and providing an opportunity to view and comment on them.

The team has the knowledge and expertise to manage the formal PAC process both as part of a wider service when instructed to submit a planning application and as a stand-alone service.

Savills can provide the web-hosting, scoping and consultation service needed to meet the requirements of the Act and an expanded service involving public consultation events where there is a desire to go beyond the statutory requirements.

Savills is part of the
IEMA Quality Mark
scheme



KEY CONTACTS AND TEAM

Any transaction involving land or buildings is shaped by planning. Expert guidance can make all the difference in establishing the best achievable permissions. A site’s value and viability can depend on in it.

Our geographical reach and expertise in all areas of land use allows us to combine sector-leading expertise with detailed local knowledge to identify solutions to the most complex and challenging planning projects.



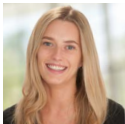
Laura Williams
Director & Team Leader
EIA, Housing & Data
+44 (0) 7870 999 211
ljwilliams@savills.com



Gwenllian Elias
Director
Energy & Infrastructure
+44 (0) 7966 276 458
gwenllian.elias@savills.com



Rhys Govier
Associate Director
Retail, Commercial & Leisure
+44 (0) 7807 999 477
rgovier@savills.com



Portia Banwell
Senior Planner
Housing and Project Management
+44 (0) 7866 051 307
portia.banwell@savills.com



Chris Potts
Director
Sports, Leisure & Retail
+44 (0) 7710 371 813
cpotts@savills.com



Paul Williams
Associate Director
CIL, Housing & Food/Beverage
+44 (0) 7807 999 075
pjwilliams@savills.com



Jack Pugsley
Associate
Energy & Infrastructure
+44 (0) 7814 958 358
jack.pugsley@savills.com



Joshua Price
Planner
Project Management & Research
+44 (0) 7866 001 270
joshua.price@savills.com



Tim Gent
Director
Business Space & Education
+44 (0) 7921 888 133
tgent@savills.com



Meryl Lewis
Associate Director
Housing & Retail
+44 (0) 7807 999 074
malewis@savills.com



Nick Heard
Senior Planner
Housing & Data
+44 (0) 7976 745 880
nheard@savills.com



Michelle Hunt
Associate
Team Administrator
+44 (0) 7812 965 360
mahunt@savills.com

OUR WIDER PLANNING SERVICES

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