

Year 2 Review

4TY PLANNING.



Another 12 months has flown by and it felt like if you happened to blink at any point in 2024 then you'll have missed something significant happening! Hopefully now with the election behind us and a new NPPF published, we can have a period of relative calm, which will bring new opportunities for growth and development across the industry.

I always find taking the time to step back from day-to-day project work to review the previous 12 months to be a very worthwhile exercise. It allows reflection on the business' performance and an assessment of how it has adapted to changing circumstances while also creating the space to think about emerging opportunities and the challenges 2025 may bring.

I think most would agree that 2024 has had its ups and downs. Work has been steady throughout but so many exciting projects become bogged down by both a slow process and a difficult viability context, neither of which are helped by wider economic conditions. That said, from the end of the summer there has been a very noticeable shift with lots of new opportunities coming forward and I've been pleased to note that larger, high density residential developments seem to be coming back. With the wider economic picture hopefully starting to improve and new Government policy now taking effect, there seems to be increased confidence that regeneration projects are once again worth pursuing.

Away from housing development, I am also seeing significant appetite for growth and development across a number of sectors, including education and sport and leisure.

I'm excited for what 2025 will bring with a number of new, exciting projects already instructed and others in the pipeline. I remain confident that market conditions will continue to improve, which will bring about more opportunities and I'm seeing an increasing number of Councils which are very much "open for business" with excellent officer support and engagement, which is helping secure much needed, deliverable planning permissions.

These factors hopefully create the environment needed for the continued growth of the business and in anticipation of this, it's exciting now to have agreed terms on new, improved and larger office space on Eton High Street, only a short distance from our current office in Windsor.

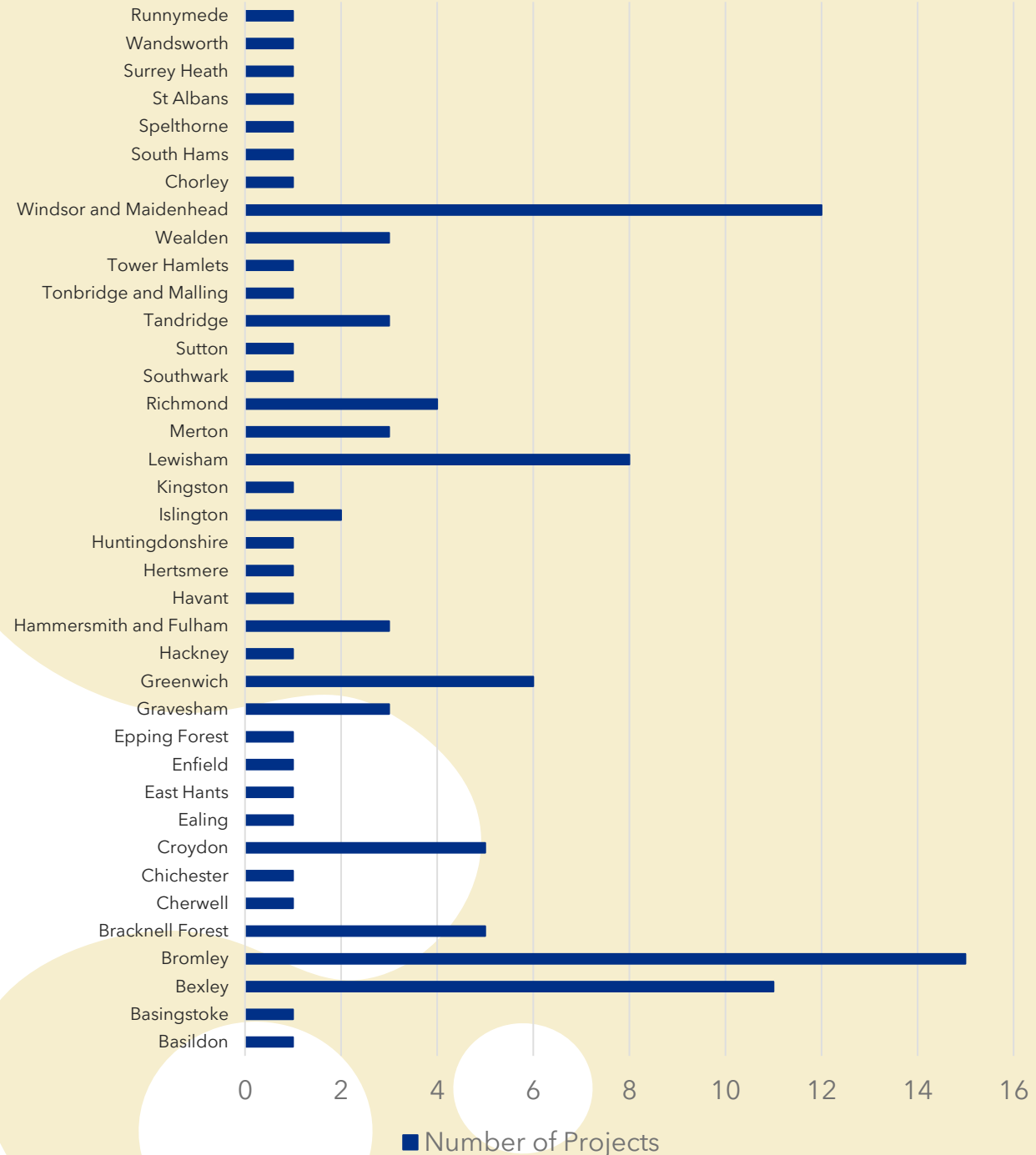
I hope you all have a successful year and I hope you enjoy turning the pages of this Review.

Mark.

Project Locations

As the chart across the page shows, instructions continue to come in locations far and wide. Predominantly the sites I advise on are based across London and the SE region but there are a few projects located further afield.

As always, the business remains particularly busy advising in connection with the development of sites in Windsor and across SE London. It's particularly pleasing to see a continued growth in instructions both in our home authority as well as in areas such as Bromley, Greenwich, Bexley and Lewisham where there is so much opportunity.



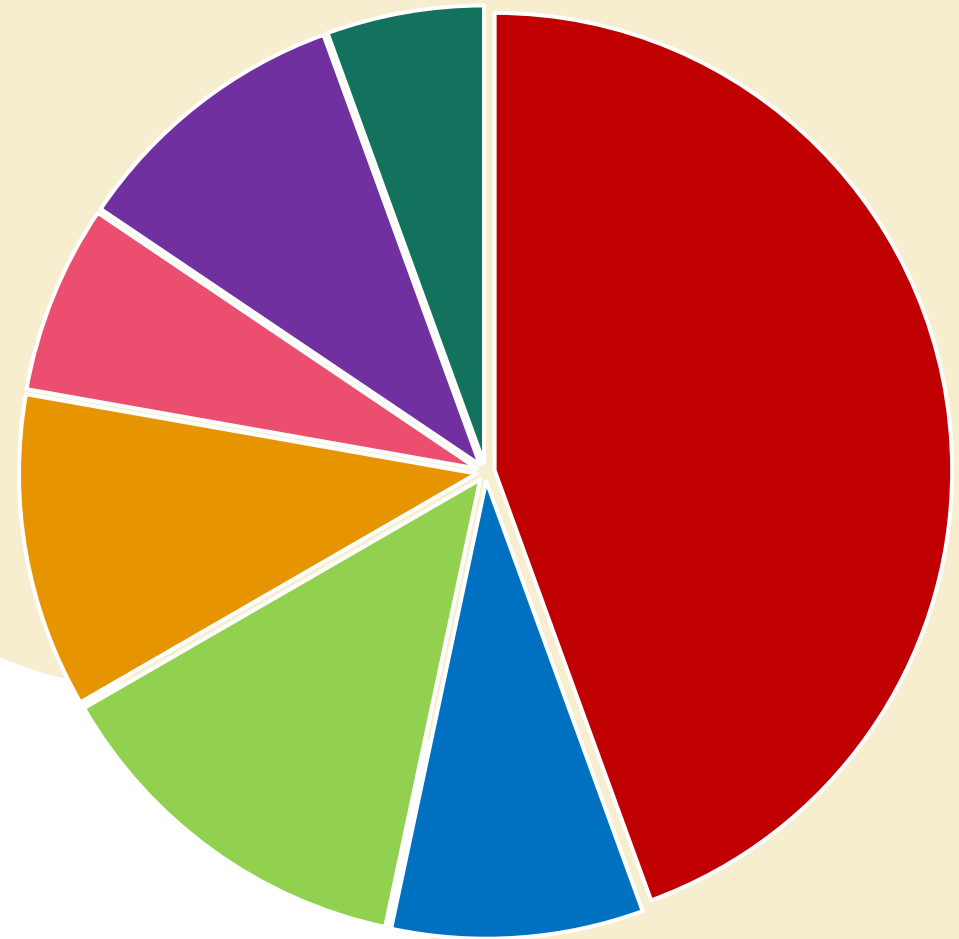
Project Sectors

I'm fortunate to have a great client base who work across multiple development sectors. Since the 2008 financial crisis, project diversity has always been a high priority. During the crisis, significant housebuilding work halted for 12-24 months while other sectors remained buoyant.

Instructions have continued to further diversify this year with significant instructions in education and sport and leisure, including advising a number of independent schools in relation to the development of their estates and in relation to the development of new padel tennis facilities.

As I explain later, I've also been able to use my time to advise charities and local sports clubs in connection with the development of their properties on a *pro bono* basis and my work with - and support for - the third sector is something I'm looking to expand across the coming years.

Around half of my projects continue to be in relation to housing and housing led developments, ranging from single house schemes up to developments of 100+ homes in tall buildings.



- Residential
- Education
- Sport and leisure
- Domestic
- Farming
- Commercial
- Care

Project Highlights

Some very satisfying results have been achieved this year. I can't list them all, so here's a small selection ...



Sunningdale Golf Club:

Planning permission now secured for a new Training Academy, which will allow year-round use of the practice range, the use of drivers and the expansion and enhancement of coaching at the club, including the delivery of state-of-the-art simulator rooms and an indoor putting green.



Wealden:

Following extensive negotiation with the Council and one deferral at committee, planning permission was secured for Tranquil Homes for the development of 9 family houses on a greenfield site to the south of Hailsham.

Project Highlights



Greenwich:

Following a very positive pre-application process and public engagement, an application for the development of 9 family houses was reported to committee, recommended for approval. Following 2 deferrals, permission was granted by the Council at the third committee meeting and our client, Belmont Homes, is already on site.



Bexley:

Working for Uplift Developments, we handled a very positive pre-application process and public engagement and then submitted and managed a planning application for the development of 44 flats on a vacant brownfield site in Slade Green. Permission was granted under officer delegated powers. We have been retained by our client to handle subsequent amendments to the permission and discharge of conditions applications through the construction phase.

Project Highlights



Merton:

Working for Belmont Property, we advised on the acquisition and development of a former GP surgery in Streatham. We handled positive pre-application discussions with the Council, submitted a successful prior notification application and a subsequent planning application for the development of 9 family houses on the site. Planning permission was granted under delegated powers only 9 months following the completion of the purchase of the property.



Twickenham Film Studios:

Working for General Projects, we handled negotiations with Richmond Council in relation to the variation of the existing permission for the development of the site to allow the delivery of the project across 8 phases. We have been retained by our client to advise in relation to discharge of conditions applications with works due to commence imminently on phase 1.

Community Impact

A high priority of mine is always to ensure that my work delivers tangible benefits to local communities and charities. The focus is giving time to local charities and causes close to my heart, giving professional advice where it's needed, perhaps because those groups don't have the in-house knowledge and skills to protect and promote their interests.

To date we have given **83 hours** of free professional advice to charities and local sports clubs.

I have also donated time to schools, now having given **14 hours** to St Dunstan's College through ongoing support of its annual Careers Convention, speaking with students from the College and other nearby schools about careers in planning and the property industry more widely.

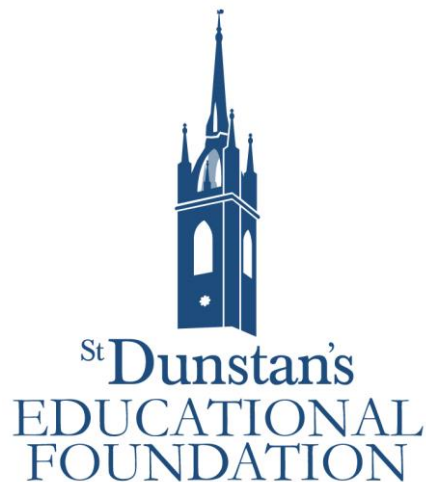
Closer to home, I am excited to have established a relationship with **Alma Beacon**, a Windsor-based charity which includes **Street Angels, Windsor Homeless Project** and **Foodshare Windsor**. As some readers will know, there is a significant and growing issue of homelessness in Windsor and as such, I'm delighted that my work can help support the charities' essential work in the town. Together with supporting other charities, donated now stand at in excess of **£3,000** and I look forward to continuing to provide support going forward.

I have also supported **Phoenix Rugby Club** in Taplow, giving free planning advice in connection with the installation of new floodlights and club house improvements. I also now sponsor the Club's first and second teams and volunteer as a coach for the U5 / U6 team and I will look forward to continuing to work with and support the Club across 2025.

In 2025, I will actively seek opportunities to work with other local charities and sports clubs so I can help them progress and enhance the vital services they provide to their communities. If anyone knows of any charities and clubs who need advice, please do put me in contact with them!



Supporting vulnerable people
in the Windsor community



St Dunstan's
College



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