

Property Development & Planning

It is important to get the detail right



Big skies. Big thinking.



Expertise and experience are key to navigating the development planning maze

Our knowledge and experience adds value to our service

At Roythornes we continue to be a leading firm in development and planning, helping some of the country's biggest developers, landowners and local authorities capitalise their opportunities.

Our team consists of experienced and commercial-minded experts who are accustomed to handling a wide spectrum of transactions ranging from small bespoke developments to large scale, strategic infrastructure projects.

Working alongside builders, developers and local authorities, we take a commercial and practical approach to what can be a complex area of law. Our Development & Planning team works seamlessly with our Commercial Property and Plot Sales teams to provide customised legal advice and commercial risk management.



How we can help you ...

Whether you are a landowner, a building contractor, a developer, public sector body or local authority, the path towards achieving a successful result on development of any kind can be fraught with hurdles to overcome. Our expert Development & Planning team can offer you a practical, cost-effective solution and can guide you through every stage of the development process as needed.

Whether you are new to the development industry or a seasoned professional you could benefit from the wide range of services we offer. This could include advising on everything from transactions involved with the development to providing strategic input through all key stages of the process. We believe in working with you to deliver the results you want and can give you expert advice tailored to your development and business needs. We can also assist with facilitating introductions to or involvement with our extensive range of trusted contacts.

Having the right mix of specialists on hand right from the start is crucial

Of particular note in our Development team of national repute, is our strength, depth and experience, in strategic land developments, acting on large scale projects throughout England and Wales.

Our lawyers work nationwide in tandem with other essential experts to deliver your project, including land agents, planning consultants, environmental experts, surveyors and architects. In addition, we can boast a team of tax experts who can help structure a transaction to potentially mitigate any future tax consequences.

Our in-depth understanding of planning law and meticulous knowledge of the complicated documentation required to make a transaction watertight, make our services invaluable to your planning needs. Assessing and acquiring sensitive sites is also within our area of expertise, being ever-mindful of any environmental issues which could arise.

We are well placed to handle developments of any size and complexity, anywhere in the country. Our specialist Development and Planning team helps land and property owners achieve their strategic goals, whether it be obtaining planning permission for a new development or assessing the impact of major infrastructure schemes on their land and interests.

'Roythornes are my go to firm. Consummate professionals who never fail to give digestible, concise and sound planning advice. Shruti Trivedi consistently excels in negotiating for us viable, effective and achievable S106 agreements.'

Hannah Guy,
Larkfleet

Our services

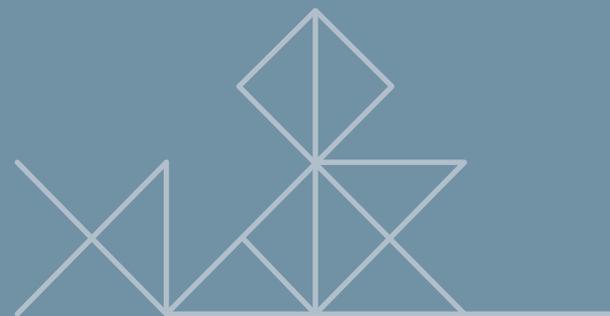
- Options and conditional contracts
- Promotion agreements
- Collaboration/joint venture agreements
- Pooling arrangements
- Strategic land
- Funding
- Site break up
- Management companies
- Environmental issues
- Planning, highway and infrastructure agreements including complex Section 106 agreements
- Promotion of land for development through Local Plan processes including advice on Neighbourhood Planning
- Advice to house builders on strategic and tactical issues from scheme inception to delivery
- Large scale development projects including housing, industrial and retail and all forms of energy schemes
- Planning appeals, planning inquiries and call-ins
- Judicial review of planning decisions, including proceedings in the High Court, Court of Appeal and Supreme Court
- Development control advice on certificates of lawfulness and enforcement including appeals
- Advice on Compulsory Purchase Orders and compensation including applications to the Upper Tribunal (Lands Chamber)
- Community Infrastructure Levy
- Obtaining and amending planning permissions
- Diversion and stopping-up of public rights of way and footpaths

Years of experience in dealing with landowners, developers, local authorities and planners gives Roythornes the edge when it comes to achieving clients' goals

Having specialist knowledge relevant to every stage of the development process, from land acquisition through to navigating through a complex planning regime to eventual land disposal, can be essential. We have the expertise and resources to support you. We can tailor our services to your project and to suit individual business requirements to achieve the best results for your business.

Our work ...

- Working for a landowner on a collaboration agreement in connection with a 90-hectare brownfield development aimed at providing over 800 houses, retail and leisure facilities
- Advising a developer on fund raising exercise for circa £20m to finance multiple solar farm sites.
- Acting for Larkfleet Homes Ltd on the development and sale of a large 1000+ unit mixed use scheme at Oakham
- Acting for a well-known public figure in respect of an objection to a planning application which involved considerable finesse in dealing with local politics and action groups to ensure a well formulated case against the application was made to the Council
- Establishing a relationship with a number of large-scale local developers; reviewing and negotiating their Section 106 agreements to the point of becoming their sole appointed legal advisers on such documentation



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