

OTHER SERVICES:

- Site finding
- Land disposals
- Land introduction
- Scheme optimisation
- Land valuation appraisals
- Arguing for policy change
- Preparing tender submissions
- Permitted Development advice
- Discharging planning conditions
- Contracting to Local Authorities
- Sourcing infrastructure solutions
- Dealing with Enforcement Notices
- Renegotiating planning obligations
- Enhancing affordable housing values
- Advice on the control of advertisements
- Dealing with Breach of Condition Notices
- Advice on Listed Buildings and Conservation Areas

For an informal conversation about the services that we offer, or the fees that we charge, please contact **Justin Wickersham** at:

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a planning & development
service for the
property industry

OPTIMIS CONSULTING?

After many years of experience acquiring land, obtaining planning consent and preparing land for development and sale, Optimis Consulting now provides advice to those in the property industry. Attention to detail, commercial robustness and flexible strategic problem-solving are what makes Optimis Consulting stand out. We can provide a range of services to guide you through the planning and development process. What is important is not the size of the project, but the quality of the advice.

LAND SEARCHES

In a highly competitive land market, identifying off-market opportunities enables developers to buy land on terms best suited to their requirements. Optimis Consulting undertakes intensive land investigation searches, from desk top identification through to negotiation with landowners. Flexibility is the key; the client gives a clear brief on the area of search, the product type required and a timetable for delivery. Optimis will then provide a selection of possible opportunities.

MARKET RESEARCH

The market is always changing and it is critical to understand the value and desirability of a product in order to optimise the value and saleability of a development. Optimis Consulting provides a thorough market research service, tailored to the needs of the client. From a desk top analysis, to a comprehensive review of an area, we will provide a detailed analysis of the optimum product and achievable prices for a site.

DEVELOPMENT APPRAISALS

Property is unique and every site has its problems as well as potential. Optimis Consulting has the knowledge and experience to undertake site appraisals which are designed to identify development constraints and offer solutions. We will consider what technical, planning, environmental and physical constraints exist as well as providing a view on the market and financial potential of a site. In essence we propose a strategy to take the site forward which is tailored to the needs of the client.

LDF REPRESENTATIONS

The new system of Local Development Frameworks (LDF's) provides an opportunity for landowners to promote their property for redevelopment. Optimis Consulting offers a service to promote land through the LDF system. We provide a robust case, drawing on the strengths of a site to give it the best possible chance of success. Understanding what attributes are required to make a site attractive to the local authority is a critical part of our promotion strategy. Land promotion is much more than just a simple form-filling exercise.

successful
deliveryis all in the detail



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*planning and
developing ideas*

PLANNING APPLICATIONS

Obtaining planning consent is not always a straightforward procedure and careful strategic planning should be considered before the first contact is made with a local planning authority. Whether an application is for a modest property improvement or a major development application, Optimis Consulting will create an innovative strategy to increase the prospects of obtaining planning consent by evaluating all the options available to a landowner.

Once a strategy for submission is agreed we will act on behalf of a client to submit, manage and negotiate the optimum planning approval, with particular attention to avoiding any unnecessary conditions or planning obligations.

PLANNING APPEALS

Where a planning consent has not been granted within statutory timescales, or if an enforcement notice has been served, Optimis Consulting is qualified to act on a client's behalf to manage the appeal process. We will propose a strategy that should achieve the best result for the client and take responsibility for implementing it.

Should additional expert advice be sought, Optimis Consulting is qualified to instruct a barrister on behalf of the client and ensure that the most suitable experts are employed to achieve success.