



## Town Planning Services

Joint working opportunity with



Sanderson  
Weatherall





# What We Do

## Town Planning Expertise

Tetra Tech Planning has a strong track record of delivering high quality projects.

With a network of chartered town planners across the UK, we have good knowledge of the local drivers and changing policy that influence the planning environment. Combined we have more than 750 years of planning experience to call on.

We pride ourselves in our creative thinking and practical solutions to add value and achieve the best outcomes for our clients, regardless of the location, size or complexity.

### Our services include:

- Planning applications
- Site appraisals
- Site promotion
- Stakeholder & community engagement
- Research & policy formulation
- Appeals & expert witness
- Planning Obligations & CIL
- Discharge of planning conditions
- Planning due diligence
- Lawful Development Certificates
- Enforcement
- Development Consent Orders

These services are provided for private and public sector clients. We tailor our services to meet the needs of our clients. We have experience and knowledge across a range of industries, including, residential, education, healthcare, renewable energy, logistics, industrial, retail, leisure, advertising and telecoms.

Furthermore we can provide a one team approach with access to over **2,000** staff in the UK across the whole range of technical and environmental services, including market leading expertise.

### Our Complementary Services

- EIA
- Sports Planning
- Transport Planning
- Ecology Surveys and Appraisals
- Bio-diversity Net Gain
- Flood Risk Assessments
- Drainage Design
- Landscape Visual Impact Assessments
- BREEAM
- Noise and Air Quality Assessments
- Archaeology
- Geo-environmental Investigations
- Civil/Structural Engineering

### Sports Planning

Tetra Tech has a specialist in-house Sports Planning team, dedicated to guiding projects with sports facilities considerations through the planning process, meaning we are uniquely skilled to support education projects.

Our team are on the Sports England Active Environments Framework for Sports Needs Assessments and Town Planning.

### Virtual Public Consultations

Tetra Tech now offers a virtual public consultation service. This provides an innovative virtual space tailored to present each development schemes in a new and engaging way.





## Holiday and Leisure Parks

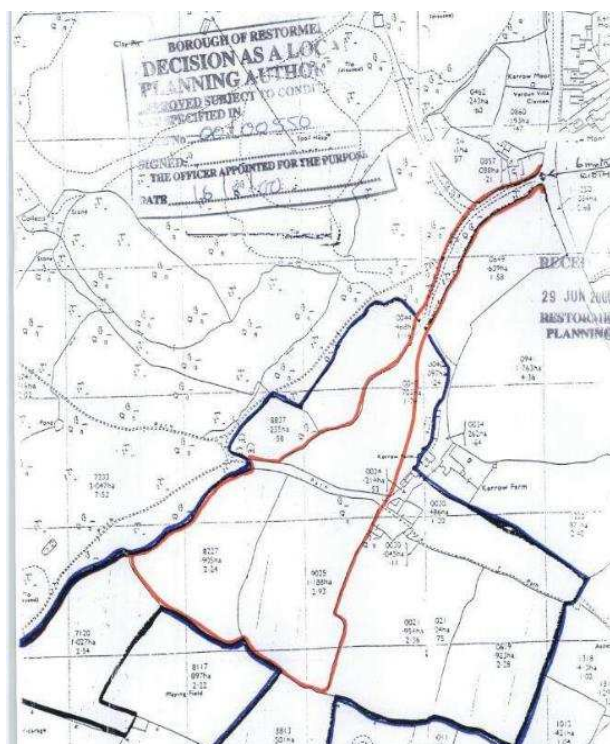
Our UK planning team regularly recommends planning strategies and options to companies, operators, property developers, and landowners on leisure and holiday projects. Project examples include due diligence and planning application on new sites, extension to existing, new facilities, lawful development certificates, and support in dealing with enforcement issues.

### Queensberry Holiday Park, South West Scotland

**Tetra Tech Services:** Town Planning, Transport Planning, Highways Design

We were instructed to secure planning consent for 315 units. The extension to the park was a complex application due to the coastal location and ecological sensitivity of the site. Our experienced planners were able to use local knowledge and relationships to resolve issues and we achieved full planning permission. The consent allowed our client to complete on a conditional sale of the park which concluded soon after planning was successfully achieved.

Subsequent to the sale, Tetra Tech were retained by the new owner to support the discharge of conditions and upgrade of the park facilities, including a new facilities building which was officially opened in 2021. We continue to support the development of the remaining phases of the park.



### Due Diligence across various locations

**Tetra Tech Services:** Town Planning, BREEAM, Ecology, Arboriculture

We were approached by Reditum Capital in 2021 to provide planning due diligence advice in relation to four holiday park sites across Nottinghamshire and Cornwall. The work was requested as Reditum Capital were considering whether to provide development finance to the owner of the four sites. We were asked to advise as follows:

1. Planning due diligence reports covering the existing uses and planning history for all four sites;
2. Planning commentary on the owner's aspirations set out in their Business Plan to enhance and enlarge all four sites;
3. Flood risk and drainage review in relation to the Billing Aquadrome site only given its liability to flood;
4. Boundary disputes and highways/ransoms advice of all four sites.

Tetra Tech Planning were instructed in 2022 to undertake a due diligence appraisal of over 5 sites in Wales. The appraisal was required to underpin our client's decision making process and was required to be completed to a tight deadline to allow an offer to be made. We were able to mobilise a local team quickly to undertake the review and provide our client with an overview of the planning status of the sites as well as evaluating the potential for value engineering to improve investment returns. This work allowed our client to make an informed decision with regards a significant investment.

### Westland Country Park, South West Scotland

**Tetra Tech Services:** Town Planning, Ecology, Flood Risk & Drainage, Transport Planning, Geo-spatial

Tetra Tech provided planning and technical consultancy to South West Scotland's award-winning woodland retreat, Westland Country Park. Our work helped secure a new holiday lodge, caravan, and camping site – the positive outcome of which led the client to commission a second phase of development involving 45 more lodges. Our expertise influenced the design and layout so the new development accentuated natural landscape features and minimised visual intrusion, especially from public viewpoints.





## Education

### Co-Op Academy, Manchester

Client: [Sir Robert McAlpine](#)

Tetra Tech Services: [Town Planning](#), [Transport Planning](#), [Air Quality Assessment](#).

Our team secured planning permission for this £30million, 1,200 pupil secondary school in April 2021, with the project being delivered on behalf of Manchester City Council.

The scheme involves extensive new sports facilities and a learning hub to be available for use by the local community as well as significant off-site highway improvements works, negotiated by our team.

Our Planning team were engaged in the early pre-appointment stages of the project to provide local knowledge to guide key principles for the design progression and ultimately supporting the winning of the competitive design tendering process.

Our planning strategy to secure prior approval for the demolition of buildings on the site in advance of the main planning permission was instrumental to enable an early commencement on site.

The project is currently under construction with completion scheduled for September 2022.



### Queensferry Community Campus, Flintshire

Client: [Kier Construction](#) / [Flintshire County Council](#)

Tetra Tech Services: [Town Planning](#), [BREEAM](#), [Ecology](#), [Arboriculture](#)

Working on behalf of Flintshire County Council our team secured permission for a comprehensive redevelopment of this locally prominent site to provide a specialist pupil referral unit, primary school extension and new community hub.

This complex site required careful consideration in respect to a number of constraints, including; public rights of way, development phasing, transport and traffic management and flood risk.

Our pro-active approach allowed for the project to continue successfully through the planning process during the height of the Covid-19 pandemic, including meeting all of the statutory public consultation requirements of the Welsh planning system. Planner permission was secured within 10 weeks from the application being validated.

The scheme is set to complete in 2022.

### Stanley Grove Primary School, Manchester

Client: [Interserve](#) / [Department for Education](#)

Tetra Tech Services: [Town Planning](#), [C&S Engineering](#), [Ecology](#), [Transport Planning](#), [Geo-environmental Site Investigations](#), [Flood Risk](#).

Our team secured planning permission for a major new-build extension to this historic school building. The project presented a number of design challenges to provide a scheme which successfully married a new modern facade with the existing heritage assets.

Alongside the main permission for the school extension, permission was also gained for new sports facilities for use by the community, as well as a number of amendments and the installation of temporary classroom accommodation.

Our Ecology team managed the protected species requirements at the site. This included securing the necessary Mitigation Licences from Natural England in respect to bats on the site.





## Residential

Tetra Tech, previously as WYG, has a long history of working in the residential industry. Our residential work is split fairly equally between the private and public sectors. We therefore have extensive experience across the full range of residential projects, from small scale village infill plots to some of the biggest residential and mixed-use schemes in the UK as sustainable urban extensions.

### Homes England Technical Due Diligence, Nationwide

**Tetra Tech Services:** [Town Planning](#), [Heritage](#), [Transport](#), [Highways](#), [Utilities](#), [Geo-Environmental](#), [Environmental](#)

The national programme was developed to undertake Technical Due Diligence of several sites. We were awarded 35 in total, in two tranches.

Our role was to undertake a site visit, source desk study information and identify any physical development constraints to the site, and identify any abnormal factors regarding both programme and cost.

We reported against a “menu” of development factors ranging from archaeology to water and scored the sites’ development risk on a cost and programme basis.



### Lincoln Western Growth Corridor, Midlands

**Tetra Tech Services:** [Town Planning](#), [Noise](#), [Air Quality](#), [Highways and Transport](#), [Masterplanning](#)

Located

We were appointed as planners and urban designers plus a range of environmental and engineering services by Lindum Group and City of Lincoln Council for the Western Growth Corridor, Lincoln, a major Sustainable Urban Extension.

We have worked on this project culminating in an Outline Planning Application and Design Code. The masterplan involved the creation of a new gateway into the city of Lincoln, a substantial new community comprising 3,200 homes, local centre including primary school, 40,000sqm of commercial employment spaces, a new football stadium for Lincoln City FC and a sports village.

Creating a coherent overall masterplanning framework and well-defined areas of character was a key challenge. The site is heavily constrained. Our design approach created a positive placemaking response to these

### Guildford, Surrey

**Tetra Tech Services:** [Town Planning](#)

Tetra Tech Planning led planning permission for redeveloping a once-heavily contaminated brownfield site in Guildford’s Wood Street Village into a residential development of 45 dwellings and 5 housing units for adults with autism.

As planning advisor to the client and other consultants, Tetra Tech led the pre-application consultation on this Green Belt site, in addition to reviewing specialist reports on drainage, access, highways and ecology.

Given that a local charity, The Haven Foundation, would ultimately use the units for autistic adults to independently reside in, we demonstrated the very special circumstances for the redevelopment, highlighting how the scheme would also redevelop a heavily contaminated site. We then negotiated the level of financial contributions to secure through the legal agreement.



Image courtesy of Amasia Architects



## Renewable Energy

Tetra Tech has a strong commitment to renewable energy and has extensive experience across the sector, supporting more than 900 renewable energy projects globally. These services are provided across a range of technologies including solar photovoltaic (PV) and concentrated solar power (CSP), onshore and offshore windpower, hydropower, geothermal, waste-to-energy, and biogas.

### Wind Energy – Whitehaven, Cumbria

**Tetra Tech Services:** [Town Planning](#), [EIA Scoping](#), [Landscape and Visual Impact Assessment \(LVIA\)](#), [Shadow Flicker Assessment](#)

We submitted three Section 73 planning applications to permit a further 10 years of operation for the existing windfarms in Whitehaven, Cumbria.

The LVIA needed to take into account a range of new factors, including the emergence of new housing, retail and commercial development, and the introduction of several other wind energy developments in the immediate vicinity and wider landscape setting.

Working closely with the client team and Allerdale Borough Council officers, our team developed a bespoke assessment methodology which responded to these changes, and the differing planning policy and wind energy guidance that now exists.

The key to project success was a knowledge of local stakeholders and developing an appropriate and bespoke consenting strategy. Both planning applications received consent.



### Wind Energy – Maesgwyn Wind Farm, South Wales

**Tetra Tech Services:** [Town Planning](#), [LVIA](#), [Noise Assessment](#), [Ecology](#), [Traffic Management Plan](#)

Located close to the Brecon Beacons National Park, this 15 turbine, 45MW wind farm progressed through the planning system without the need to go through an appeal process.

We informed the design process resulting in the relocation and omission of turbines prior to the determination of the application.



### Battery Projects Nationwide

**Tetra Tech Services:** [Town Planning](#), [Ecology](#), [Archaeology](#), [Geospatial](#), [Flood Risk and Drainage](#), [Ground Conditions](#)

Our experts project managed the planning applications for cost-effective and reliable batteries that will provide rapid reserve power services to National Grid and high-voltage private wire connections to ultra-rapid electric vehicle-charging superhubs.

Despite their massive potential for enabling greener infrastructure, the battery projects have faced the challenge of justifying development in the Green Belt at four sites, as well as two local wildlife sites.

Yet, in supporting the planning application process, our experts achieved a 100% success rate for Pivot Power's battery developments, including at Norwich, Ipswich, Taunton, Sittingbourne, Oxford, Cambridge, Luton, and Saltash.

This success is owed largely to our proactive public engagement, plus the quality of work by our planning, technical, and environmental teams. The wildlife sites in particular received innovative ecological mitigation and habitat enhancement management, supported by Biodiversity Net Gain assessments.



Image courtesy of Pivot Power

## Commercial, including Retail

Our Planning team has worked on numerous commercial and retail projects. Our in-house multi-discipline capabilities enables us to draw on relevant expertise, such as highways and transportation for logistics in particular, when providing advice to clients. This enables us to apply a one team approach, making the whole experience easier for the client and adding value at the same time.

### Scarborough Business Park, North Yorkshire

**Tetra Tech Services:** [Town Planning](#), [EIA](#)

Tetra Tech Planning secured the original outline planning and replacement outline permission for the 83-acre Scarborough Business Park – the first commercial hub of its kind in Scarborough to promote a new era of local economic growth.

Working with the developers at Caddick Developments Limited, we secured permission for the Business Park (B1, B2 and B8 uses), car showrooms, hotel, ancillary retail, associated highway works, car parking and landscaping. The outline planning application was accompanied by an Environmental Impact Assessment (EIA).

As we progressed the outline planning permissions, we also successfully promoted the Business Park through the Scarborough Local Plan to protect the site's longevity.



Image courtesy of Caddick Developments Limited



Image Courtesy of Muse Developments Limited

### Logic Leeds Business Park, Yorkshire

**Tetra Tech Services:** [Town Planning](#), [Geo- Environmental](#)

Since 2014, Tetra Tech Planning has provided planning support to Muse Developments Limited on Logic Leeds. We secured the original outline planning permission and subsequent detailed approvals on a short timescale for 143,000 sqm of B1/ B2/ B8 employment use and other supporting uses. This includes a 120-bed hotel, crèche, restaurants, cafes and drinking establishments, and professional services floor space.

James Scott, Development Director, MUSE, said: “Tetra Tech is a responsive and reliable consultancy practice that is very aware of the commercial pressures to deliver projects within agreed timescales. It has performed an excellent job at Logic and we have been very impressed with its attention to detail and speed of delivery.”

### Trafford Retail Park, Greater Manchester

**Tetra Tech Services:** [Town Planning](#), [Ecology](#)

Tetra Tech provided planning consultancy and ecology services to gain hybrid planning permission for an 80,000-sq ft extension to Trafford Retail Park. The proposals included an 1,800-sq ft Starbucks drive-thru and an 18,568-sq ft Aldi supermarket.

The team at Peel drew on our retail planning expertise to inform the progression of a successful design and to meet stringent requirements for the planning application. To support this, we provided:

- Retail impact and sequential test assessments
- Assessments of the vitality and viability of neighbouring town centres to ensure compliance with retail planning policies
- Planning and Design and Access Statements
- Project management oversight of all technical supporting documents.

The scheme was approved and completed on schedule.



Image courtesy of Peel Retail Developments Limited



