

Town Planning at Your Fingertips

by Professor Barry Redding and Geoffrey Parsons

The Problem

The world of property development continues to be exposed to major changes in planning policy and the way that the development control system is operated. The process of 'Planning Reform' is increasingly embedded in the system. Most of the provisions of the Planning and Compulsory Purchase Act 2004 are now being implemented. Further change is expected.

Some of the many key issues arising from the changes are:

- the implementation of Local Development Frameworks
- being clear on what policy comprises the 'development plan'
- the role of 'the community' in decision making
- increasing significance given to appraisals/statements accompanying planning applications – environmental sustainability, design, biodiversity, etc.
- changes to Planning Obligations and possible PGS
- major infrastructure projects
- coastal zone management

The Solution

The authors have produced an unique analysis of planning procedures and practice within a broader, **ultra-practical** development context, **presented in a format that busy computer-literate people will find easy to assimilate.** Readers are provided with many cross-references within chapters and between chapters. Each chapter is designed for the ease of assimilation of material presented:

- extensive use of sub-headings
- key issues listed in bullet-point format
- sets of information summarised in boxes

Chapters have lists of readings for further development of the subject material covered. If you want to know about taxation implications, area status, environmental concerns, etc. just click the mouse.

The Authors

The collaboration between **Barry Redding**, Chartered Planning and Development Surveyor, and **Geoffrey Parsons**, Chartered Surveyor, builds on decades of working together in the field of planning and development education.

Barry Redding is Director of Realty Consultancy & Research Ltd and Professor Emeritus in Real Estate at London South Bank University. Barry undertakes professional consultancy in town planning. His research consultancy covers town planning, housing and real estate. His current research is into housing market performance as part of a joint British-Malaysian team funded by the Malaysian Ministry of Finance. He also delivers bespoke mid-career professional training programmes for international clients. He makes a major contribution to the MBA International Real Estate programme offered by the Biberach University of Applied Sciences, Germany.

Geoffrey Parsons draws on 30 years experience in higher education and as a writer on such subjects as development, estate management, valuation and appraisal, leisure property, property taxation and rating. He has contributed to journals and several publications. Among the more recent of these include: as editor, The Glossary of Property Terms (2nd Ed) (EG Books 2004); EG Property Handbook (EG Books 2005); and, with Tim Rowcliffe Smith, EG Council Tax Handbook (EG Books 2005).

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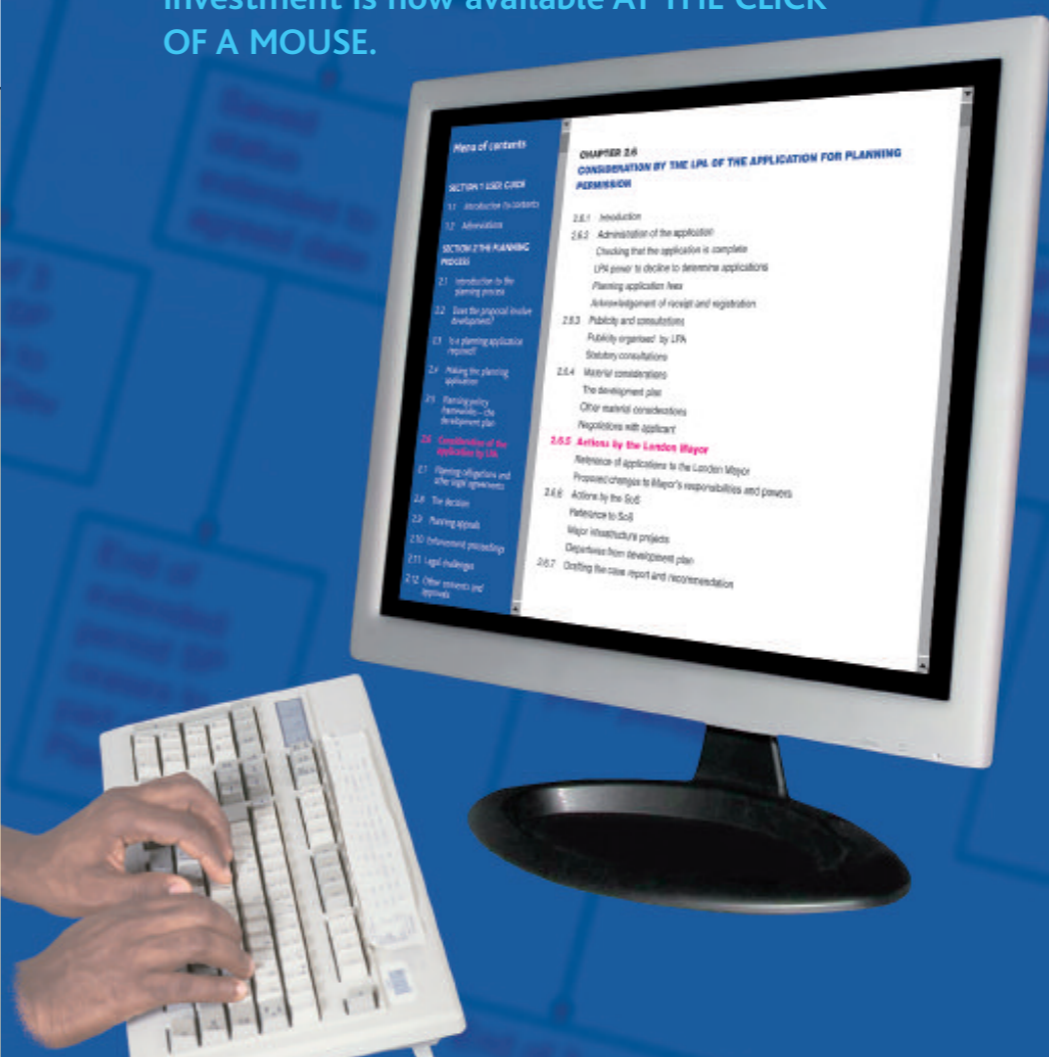
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by
**Professor Barry Redding and
Geoffrey Parsons**

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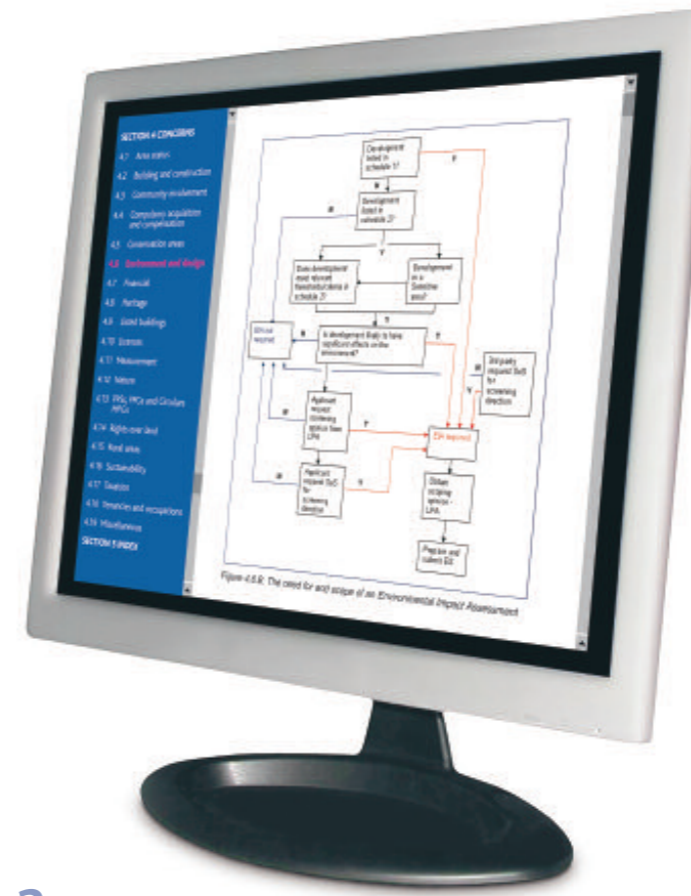
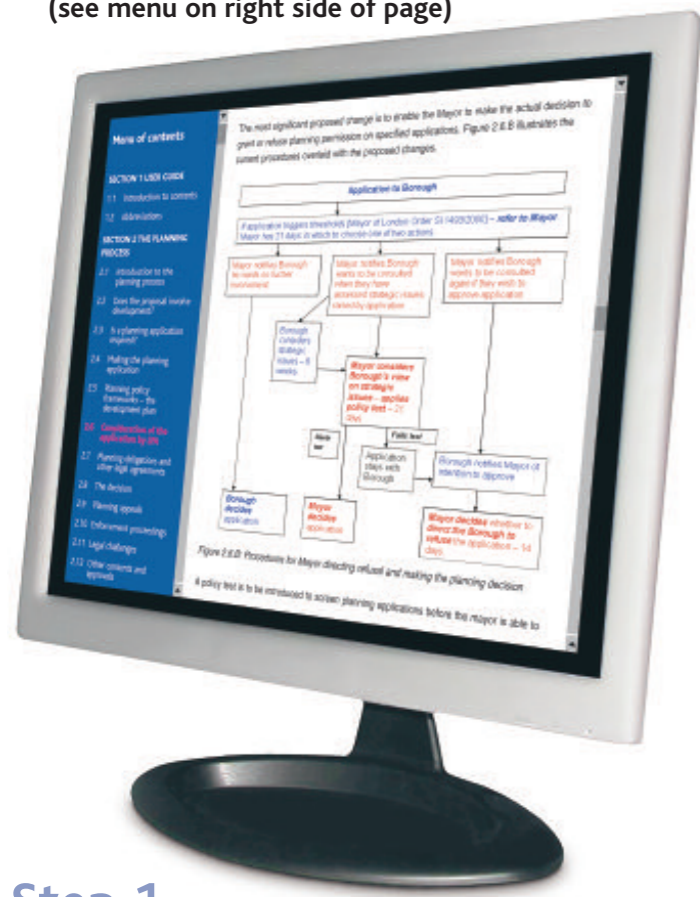
How it works

This electronic publication provides **instant access** to town planning and related property development information arranged in **more than sixty chapters**.

The permanent menu bar displays the contents in three principal sections:-

• THE PLANNING PROCESS • DEVELOPMENTS • CONCERNS

(see menu on right side of page)



Step 1

THE PLANNING PROCESS. This section provides an extensive coverage of each stage of the planning process as it might be experienced by any user – an applicant/developer, a planning officer in a LPA or a member of the community.

Key stages are fully referenced to the appropriate statutory provision and to relevant rules, regulations, orders, circulars and guidance material.

Click on **THE PLANNING PROCESS** and scroll the Contents.

Each topic heading is broken down to 3 levels of detail. Click on the topic at the level you require and the relevant text comes straight up on the screen.

There are URL links for instant access to important web-sites for further information.

Step 2

Check out what the legislation says about specific categories of...

DEVELOPMENTS. For more than thirty development types this section provides a summary of :

- relevant planning policy and practice
- provisions of relevant Use Classes
- permitted development
- status under EIA regulations (where appropriate)

Each development is set in an appropriate wider context that may include reference to national and local taxation and other issues.

Open up the menu of development categories and select the topic you wish to access.

Click on the category you are interested in and the detailed text comes straight to the screen.

Step 3

The program **does not stop at the contents of the planning legislation** – present and pending. Other relevant matters of concern to developers and their advisors are flagged up and accessed via the menu...

CONCERNS. This section encompasses a range of matters that should be addressed, where relevant, by an applicant/developer, professional advisers, or members of the community in connection with the planning and development of property. It includes detailed consideration of

- heritage and listed buildings
- design policy and environment appraisals
- sustainability
- compulsory acquisition and compensation
- rights over land
- building and construction controls
- taxation and finance
- licenses, etc.

You have a choice of either scrolling through the text of the chapter OR clicking any topic in the chapter contents list to instantly call-up the information.

UNIQUE FEATURES OF THE PROGRAM

- Instant access to text
- 3 levels of topic detail
- Concise
- Comprehensive
- Links to other web-sites
- Extensive graphic aids
- Fantastic value for money

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