WS PLANNING & ARCHITECTURE

BROUARD ARCHITECTS

WS HERITAGE & ARCHAEOLOGY

Preferred Partners

2026 — 2027

PREFERRED PARTNERS

A message from our Chairman

"Thank you for choosing WS. We are an award-winning practice of Chartered Planners, Chartered Architects, Architectural Technologists and Heritage & Archaeology Consultants with a passion for helping our clients meet their objectives.

I firmly believe that our success is down to effective negotiation and the hard work and enthusiasm of the Team as a whole. Our Planning, Architectural and Heritage teams work extremely well together and offer our clients a truly unique service that I am immensely proud of.

The values of the Practice focus on Relationships, Professionalism and Community. Everything we do as a Practice stems from these values to ensure we consolidate our position as the 'go to' Planning, Architectural and Heritage Practice in the South East.

We have built a trusted network of Preferred Partners that work alongside the Practice to help meet our clients' needs. Our Four Stage Planning & Design process is at the core of everything we do to ensure the best possible chance of success for our clients. We also work closely with our local communities to improve the world around us".

Brian Woods BA (TP) MRTPI

Chairman

Our Mission

To unlock potential for our clients, the WS Team, and the local community. Creating value, achieving our full potential, and improving lives and places.

Our Approach

We have a proven track record of delivering successful solutions for a wide range of clients throughout the UK. By utilising our Four Stage Planning & Design Process, WS work on behalf of private individuals, home-builders, developers and local authorities.

By pooling the expertise of our highly qualified planners, architects and technical team in-house we provide design solutions that unlock the true potential of your land or home.

Our Preferred Partners initiative ensures that specialist advice required through the Planning and Design process can be dealt with quickly and efficiently to provide the best possible chance of success.

As the only practice in the South East to offer this unique approach, we are best placed to advise our clients from the start to the finish of their project.

Our Values

Our values concentrate on the three key components that we consider essential to our clients, to the WS Team and to the local community.

Relationships - Our relationships with clients and suppliers are based on principles of mutual respect and mutual benefit. We aim to develop profitable and lasting relationships. We want to build on what we do well and to provide the best possible service.

Professionalism - We value our team as the foundation of our practice. We respect the experience and skills of our people and value the contribution that every person makes to the WS team. We recognise that pride and enjoyment in the job comes from commitment, leadership by example and accomplishment.

We work together to train, develop and reward our team in ways that acknowledge performance, teamwork and individual abilities

Community - We aim to improve the community around us through our work with local charities and community groups. Whether we are assisting with a regeneration project or providing work experience for young people, we take pride in helping others.

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Planning Services

The planning team provide essential planning advice and strategy for all aspects of the planning system.

Whether you are looking to find sites for new development, require appraisals on potential new land, extend your property or looking to protect your own interests, we can provide effective, expert advice from the outset to the completion of your project.

As well as working alongside our in-house architectural team, we also provide planning advice for a vast array of external architects, surveyors and agents.

The majority of Planning Applications follow a Four Stage Planning & Design Process that dovetails the service offered by our architectural team or working with external surveyors or architects to ensure the best possible chance of success at Planning stage.

Our range of services includes the following areas:

- Appraisals
- Applications
- Appeals
- Certificates of Lawful Development
- Enforcement cases
- Local Government consultancy
- Appearing as expert witnesses at Hearings, Public Local Inquiries, Court Cases (with, where necessary, direct access to the Planning Bar)
- Community Consultation & Engagement
- Objections to planning applications
- Policy: Strategic Land, Local Plan Representations, Local Plan Monitoring, Housing Needs Surveys
- EIA: Environmental Impact Assessments, Scoping Reports
- Development Economics: Site Searches and Referral Services, S106 Negotiations
- Seminars & Training: We carry out planning-related seminars and are available to provide training on planning related topics

Architecture Services

Established in 2011 the architectural arm of our practice has gone from strength to strength, achieving RIBA Chartered Practice recognition since 2018.

Combining the expertise of our Chartered Architects, Architectural Assistants and Architectural Technologists we provide a full architectural service including the following:

- Feasibilities
- Planning proposals
- Building Control applications
- Urban design advice
- Masterplanning
- Working drawings
- Contract Administration

We follow our Four Stage Planning & Design Process that utilises the combined knowledge of our planning and architectural teams.

Heritage & Archaeology Services

WS Heritage & Archaeology is a commercial consultancy supporting land and property owners, investors, developers and their agents in planning and development, across the UK. We also assist large commercial organisations and corporations, charities, and government bodies.

We provide Heritage & Archaeology advice specialising in Listed Buildings, Conservation Areas, Scheduled Monuments, Locally Listed Buildings, and Non-Designated Heritage Assets. Our expert advice and tailored services cover:

- Planning Permission
- Listed Building Consent
- Scheduled Monument Consent
- De-Listing
- Rebuttal
- Townscape & Character Appraisal
- Visual Impact Assessment
- Archaeological Building Recording
- Objection
- Appeals & Expert Witness

Independent guidance and support are provided from feasibility, concept and pre-planning stages, through to full planning and the discharge of conditions or appeal.

Four Stage Planning & Design Process

We passionately believe that following our Four Stage Planning & Design Process provides a greater chance of achieving planning permission at a local level.

It sets out a clear step by step route to ensuring the best possible chance of success for your project.

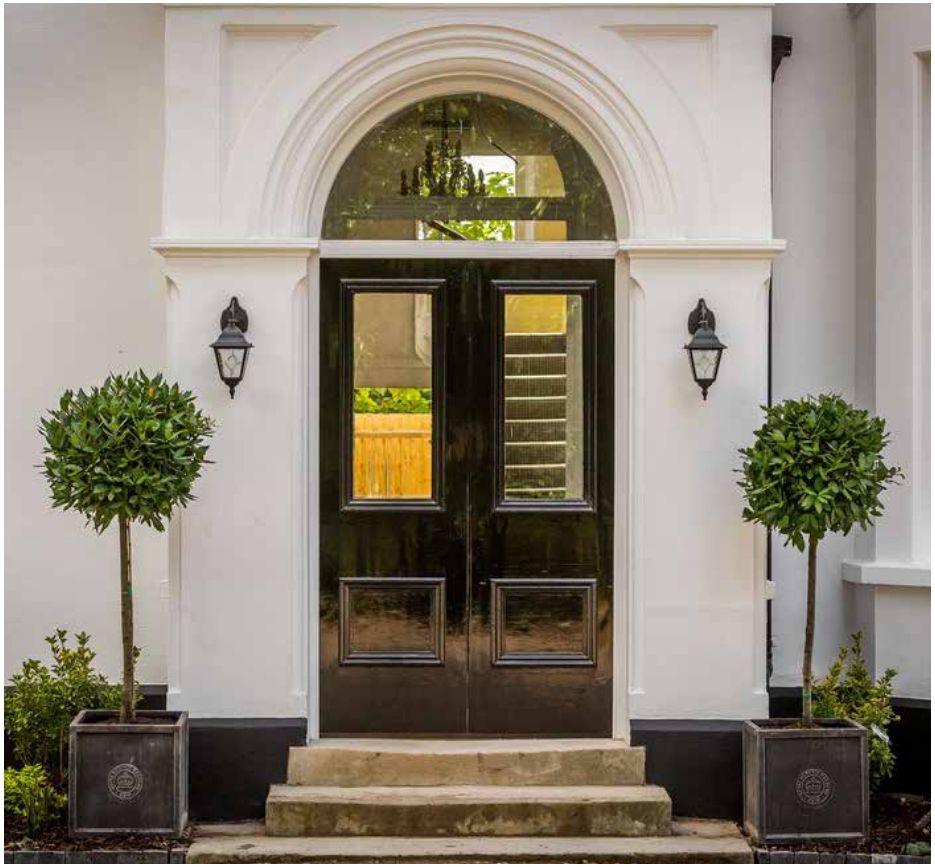
In creating our Four Stage Planning & Design Process we have adapted the RIBA Plan of Work to simplify the planning and design process. It provides a clear understanding of key stages and sets out a framework to co-ordinate the many facets of the planning and design process.

It ensures we dovetail the services offered by our planning and architectural teams and Preferred Partners to deliver the client's brief.

Our scope of service and fee proposals are set out following the same Four Stage Planning & Design Process and are tailored to each project depending on when we become involved in the process.

Clients are not obliged to use all of the services we offer. We are more than happy to assist other planners, architects or surveyors on projects and have a successful track record of doing so.

The Four Stage Planning & Design process wouldn't be complete without the expert guidance of our Preferred Partners network.



Preferred Partners Gold

We have built a network of trusted specialist professionals who make up our Preferred Partners.

This service ensures that almost any specialist advice required through the Four Stage Planning & Design Process can be dealt with quickly and efficiently to provide the best possible chance of success.

Our Preferred Partners work with the WS teams to provide the necessary technical support required to address site constraints and issues that may arise from local residents through to the statutory consultees that assess the application after submission.

Our fee proposal will set out our Preferred Partners' involvement. Projects will typically require a Topographical Survey, Party Wall advice and sustainability solutions. Our professional Photography partners showcase completed projects with still & drone images.

Arboriculture

There are a lot of difficult terms to get your head around as a homeowner or developer and ‘arboricultural’ is a pretty good example of this. Yes, the development industry doesn’t always make things easy and, for those of us who don’t speak latin, this phrase can look alienating. Put simply: arboricultural refers to the management of trees and shrubs, with the phrase ‘arbor’ coming from the Latin word for ‘tree’.

What Are Arboricultural Services?

Arboricultural services are primarily concerned with the management of trees and shrubs on your property. To keep your plants healthy and your home safe. Arboriculturalists (also known as ‘tree surveyors’) are brought in to assess the health and spread of these woody features. There are a couple of reasons as to why you would bring in arboricultural services, such as:

- If you want to build an extension or other development close to any trees, you’ll need to provide your local authority with a Tree Survey and Arboricultural Impact Assessment during the planning process.
- As a homeowner, you are expected to take reasonable measures to ensure the safety of any trees present on your site. Depending on the trees present, this may involve needing regular tree risk assessments.
- If you’re worried a nearby tree might be causing damage to your home (or could cause damage in the future), you can bring in a surveyor to ensure this harm is limited and doesn’t impact the property’s value.
- All trees in conservation areas are protected so even basic pruning may require permission. Some trees are also covered by tree preservation orders to protect the trees and ensure they are looked after by the landowner.

What Is An Arboricultural Report?

When an arboricultural surveyor visits your property, they’ll kick-start the process by examining each tree and assessing its various features. The report will then list the following information on the trees assessed:

- How many trees present
- Botanical names
- Height
- Canopy spread
- Age class
- Tree significance
- Rough life expectancy
- Diameter
- Overall health and condition

If you plan on developing the land near any trees, your surveyor will create a constraints plan for you to understand how your project may be affected and will be noted by your local authority.

It is best practice to have a topographical survey carried out prior to the tree survey to ensure accuracy. Some arboriculturalists may not carry out the work without a topographical survey.

Tree Surveys are required where there are trees on site that may be affected by your development. They are also required where off site trees will be affected by the proposal so even if you do not have trees on your land you may still require a survey to be carried out and submitted with your application.

If you’ve never commissioned an arboricultural survey before, it’s recommended you reach out to a professional tree surveyor, who’ll be able to advise on the rate their services will be required. Remember, you have a duty of care to maintain all trees on your property, ensuring they don’t pose a health risk to the public or nearby structures.

Connick Tree Care is an independent, family owned Arboricultural Company established in 1985 and specialising in Consultancy and Contracting. We provide professional advice on a wide range of services, including:

- Trees in relation to development, from project inception tree feasibility surveys.
- Arboricultural Impact Assessment and Method Statements for planning and On Site Supervision and Advice during Construction.
- Tree Preservation Orders.
- Further investigation including Decay
- Detection and Air Spade root investigations.
- Tree Condition.
- Managing and Monitoring Tree Works.

We have a large contracting department with multiple depots throughout the South East of England.

Contact:
Richard Tilling, Arboricultural Consultant
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01737 779191
connicktreecare.co.uk

David Archer is a well respected Arboricultural Consultancy handling a wide variety of tree related work including:

- Residential and Commercial sites
- Arboricultural Method Statements
- Tree Protection Plans
- Expert evidence at appeal

We provide a multi-disciplinary service and bespoke solutions to a variety of environmental constraints and opportunities. We are experienced in providing advice for a range of developments requiring planning consent, those that are permitted developments and a range of other projects.

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Biodiversity Solutions

Biodiversity Net Gain (BNG) is based on the statutory biodiversity metric of biodiversity units (area, hedgerow, and watercourse units) that need to be calculated prior to a development taking place, along with how many units are needed to replace units of habitat lost through the development.

Developers need to achieve a 10% BNG through the creation or enhancement of habitats to be evidenced via a biodiversity gain plan, which can be submitted to the local planning authority after the planning application has been approved. The assessment needs to be carried out by a professional ecologist, according to the guidance and in line with any Local Nature Recovery Strategy (LNRS), and the biodiversity improvements are then recorded in the publicly available biodiversity gain site register. The approach taken to biodiversity protection is referred to as the mitigation hierarchy.

Measuring biodiversity

For the purposes of BNG, biodiversity value is measured in standardised biodiversity units. A habitat will contain several biodiversity units, depending on things like its:

- Size
- Quality
- Location
- Type

Biodiversity units can be lost through development or generated through work to create and enhance habitats.

Measuring biodiversity value

When considering biodiversity value, you should consult an expert (see Nature Impact). They will:

- Measure the biodiversity value of your existing habitat
- Advise on suitable habitat creation or enhancement for the land

Who BNG rules affect

You need to know about the new rules if you're a:

- Developer of major developments
- Developer of small sites
- Developer of nationally significant infrastructure projects from late November 2025
- Land manager wanting to sell in the BNG market
- Local planning authority (LPA)

Exempt developments: Some developments are exempt from BNG requirements.

Ways to achieve BNG: on-site units, off-site units and statutory biodiversity credits

Through site selection and layout, developers should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG, as measured by the statutory biodiversity metric.

There are 3 ways a developer can achieve BNG:

1. They can create biodiversity on-site (within the red line boundary of a development site).
2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.*
3. If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers can combine all 3 options, but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

Example: A developer cuts down some trees on the site. They must make up for this impact on the habitat, as well as delivering 10% BNG. They must do a survey of habitat before development and use the statutory biodiversity metric to explore options. This tells them how to make up for the loss of the trees and what more they need to do to achieve 10% BNG. If they cannot achieve the 10% BNG by creating and enhancing on-site habitats, they must buy off-site units. If that is not enough to achieve BNG, they must buy statutory biodiversity credits.

* The Spatial Risk Multiplier (SRM), a mechanism designed to encourage biodiversity offsetting local to the development site where ecological harm is set to occur, will affect the cost of the BNG units.

Nature Impact creates and sells offsite Biodiversity Net Gain (BNG) units to developers, ensuring compliance with mandatory BNG regulations. They establish high-integrity and science-backed habitat banks across Southeast England and collaborate with a trusted network of providers to ensure customer needs are met.

Their projects are secured for nature in perpetuity, offering wonderful long-term ecological value, along with a strong focus on delivering community benefits.

Contact:
Tom Nelson, Director
tom@natureimpact.world
01737 237571
natureimpact.world

Chartered Surveyors

Chartered surveyors are highly trained professionals who play a crucial role in the real estate and construction industries. Their primary responsibility is to provide expert advice and services related to various aspects of property, land, and construction projects.

One key aspect of their role is property valuation. Chartered surveyors assess the value of properties for a variety of purposes, including sales, purchases, mortgages, and taxation. Using their expertise and knowledge of market trends, they provide accurate and impartial valuations that help clients make informed decisions.

In addition to valuation, chartered surveyors are involved in property management. They assist property owners, landlords, and tenants in managing their assets effectively. This involves tasks such as lease negotiations, rent reviews, maintenance planning, and compliance with regulations. By maximizing the value and performance of properties, they help clients achieve their financial and operational objectives.

Chartered surveyors also play a key role in construction projects. They provide project management and quantity surveying services, overseeing all aspects of the project from planning to completion. This includes cost estimation, procurement, contract administration, and risk management. By ensuring projects are delivered on time, within budget, and to high-quality standards, they help clients achieve their construction goals efficiently.

Overall, chartered surveyors are essential professionals who bring expertise and professionalism to the real estate and construction industries, helping clients navigate complex challenges and achieve successful outcomes.

Brian Gale Surveyors was established in 1985. We have Building Surveyors and Valuation Surveyors who are experts in working with all types of property, especially period and historic buildings. We are extremely proud to be members of the Royal Institution of Chartered Surveyors (RICS) and are regulated by RICS Guidelines and protocol. All our Surveyors are RICS Registered Valuers under the RICS Accredited Valuer Registration Scheme, giving you confidence in our levels of training and expertise.

We are an Independent Surveying Company based in Surrey and are not owned by any large organisation and we are not Estate Agents – so you can relax in the knowledge that our advice will be truly impartial, and not influenced by any “third party interests!”.

We offer on all property types, large and small Corporations, Public Bodies, PLC’s and Government/Local Authority departments and private householders.

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THE PARTY WALL ETC. ACT 1996

What does the Act do?

The Act came into force on 1 July 1997 and applies throughout England and Wales. It provides a framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings. Anyone intending to carry out work (anywhere in England and Wales) of the kinds described in the Act must give Adjoining Owners notice of their intentions. The Act applies even to Crown, government and local authority owned property. Where the intended work is to an existing party wall (section 2 of the Act) a notice must be given even where the work will not extend beyond the centre line of a party wall. Adjoining Owners can agree with the Building Owner’s proposals or reach agreement with the Building Owner on changes in the way the works are to be carried out, in their timing and manner. It is always best to have any agreement with your adjoining owner in writing. Where a dispute arises in relation to a new party wall or party fence wall under section 1, or works to an existing party wall under section 2 or an excavation under section 6, if written consent has not been given by the Adjoining Owner within fourteen days of receiving a written notice served under the Act, the Act provides for the matter to be resolved by a surveyor or surveyors in a procedure for the resolution of disputes under section 10 of the Act.

What does the Act cover?

Various work that is going to be carried out directly to an existing party wall or party structure New building at or astride the boundary line between properties Excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed. Work may fall within more than one of the above categories and involve different types of buildings and structures for example, houses, garages and office buildings.

Why is the Party Wall Etc. Act important?

By law, anyone intending to carry out work on or astride the boundary or on a party wall or undertake certain excavations adjacent to an adjoining neighbours’ buildings or structures must give adjoining owners notice of their plans. This applies as much to private property as it does government or local authority owned property. Owners are considered to be joint owners of the entirety of a party wall rather than sole owner of part of the wall. If work starts without a notice being given, an adjoining owner can seek to stop the work through a court injunction or seek other legal redress. If you are not sure whether the Act applies to the work that you are planning, you may wish to seek professional advice from a Party Wall Surveyor. Please contact us for details.

Contractors

Contractors are companies appointed by clients to carry out the construction works for their project. While they may not have all the trades in-house needed to construct a building in their direct employment, they are likely to appoint a range of sub-contractors.

General contractor, prime contractor or main contractor: These are often appointed under a traditional contract to construct a development for which the design is complete.

Civil Engineering Procedure, 7th edition, published by the Institution of Civil Engineers defines a ‘general contractor’ as ‘...a contractor who undertakes the whole of the construction of a project, but usually in turn sub-letting parts of his work to specialist or trades contractors and others as sub-contractors’.

It defines ‘main contractor’ in the same way but with the qualification that this is distinct from a managing contractor or construction manager.

Construction manager: The construction manager manages trade contractors, but the trade contracts themselves are placed with the client. This generally requires an experienced client. A construction manager is generally appointed early in the design process so that their experience can be used to improve the build-ability and packaging of proposals as they develop.

A construction manager may also programme construction to begin before the design is completed. This requires careful planning of information release so that the construction process is not delayed by lack of production information.

Management contractor: This is like the role of the construction manager but the trade contracts (or works contracts) are placed with the management contractor rather than with the client.

Design and build contractor: Responsible for the completion of the design as well as construction.

Prime contractors: The client enters a long-term multi-project relationship with a contractor in which competition is introduced at the sub-contract level. Prime contracting is generally appropriate for large clients and projects.

The House of Building Group is committed to delivering exceptional project management and unparalleled client service, ensuring superior results at every stage.

From home extensions, conversions, and renovations to custom garden rooms, landscaping, and energy-efficient solutions, our expert team guides you through the entire process – from the initial architectural design to the final finishing touches. We take pride in our attention to detail and dedication to transforming your space with the highest quality standards.

Trust us to bring your vision to life with excellence and precision.

Contact:
David Mizon, Managing Director
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01737 219641
houseofbuilding.co.uk

Sandy Lane Projects is a Principal Contractor specialising in new build residential and care developments. As a Chartered Building Company (CIOB) and SMAS Worksafe accredited, we deliver high-quality schemes with a strong focus on safety, programme and commercial performance.

Undertaking projects up to £5m, we bring experience across a range of procurement routes, including traditional and design & build. We support clients through competitive tendering or early contractor involvement (ECI), adding value from the outset.

We pride ourselves on a collaborative, solutions-led approach, working closely with architects, planning consultants and clients to help unlock challenging sites and deliver successful, buildable projects.

Contact:
Matthew Flack, Director
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020 8643 1887
slprojects.co.uk

Daylight & Sunlight

When designing or developing a property, it is essential to consider the potential implications of daylight, sunlight, and rights of light. These factors can play a key role in the planning process and the overall viability of any project.

Daylight & Sunlight

Local planning authorities can require evidence to support a planning application or certificate of lawful development to demonstrate that new developments both provide adequate natural light for future occupants without negatively impacting neighbouring properties. The Building Research Establishment (BRE) guidelines help determine whether a proposed development meets the recommended standards for daylight and sunlight. Daylight and sunlight considerations for neighbouring properties typically apply to main windows in habitable rooms of residential buildings. However, they can also extend to non-residential properties with a specific requirement for natural light.

Rights of Light

Rights of light however are a civil matter and can be enforced even after planning permission has been granted. Unlike daylight and sunlight in planning, a right of light can be acquired for any type of room in residential or non-residential properties where the window has existed for over 20 years (subject to any restrictions of title deeds).

Even if a property is less than 20 years old, rights of light risks cannot be automatically ruled out. If a previous building on the site had windows in a similar location, the right can transfer from an old aperture to a new one.

If a neighbouring property suffers a right of light injury, the affected party may seek an injunction or financial compensation as a resolution for the loss of light.

Our expert consultants provide comprehensive daylight, sunlight, and rights of light assessments, helping developers, architects, and homeowners navigate planning requirements and legal right of light considerations.

BASEENERGY

Building Assessments for a Sustainable Environment

Base Energy was established in 2008 and now has offices in the North West & South of England. We are a multi-disciplined and experienced Building and Energy Consultancy firm, offering sustainable building and energy assessments. We have expertise from across the industry, dealing with a wide portfolio of clients including major multi-national companies and independent architects/developers.

Our team of experienced Sustainability Consultants constantly grows their knowledge and experience of the industry to ensure that we offer the most effective service for you and offer competent advice to be able to get the most out of your development. Our services include:

- Daylight and Sunlight Studies
- SAP / SBEM calculations
- EPCs
- BREEAM Schemes
- Sustainability / Energy Statements

Contact:
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Energy

In very general terms, energy is a capacity to do work that can take a number of different forms, such as; thermal (heat), radiant (light), motion (kinetic), stored (potential), secondary (e.g. electricity), chemical, mechanical, and so on.

In the built environment, the term ‘energy’ is typically used in the context of generating heat, powering equipment, creating products and materials, transportation, and so on. Sources of energy tend to be categorised as either renewable or non-renewable.

The main types of renewable energy sources include:

- Solar thermal energy: The conversion of solar radiation to thermal energy in order to heat a working fluid.
- Geothermal energy: The natural heat energy stored in the earth.
- Wind energy: Energy generated by the wind.
- Biomass: A generic term referring to organic materials that can be used as fuels.
- Hydropower: The generation of electricity from flowing water power.

The main types of non-renewable energy include:

- Petroleum products: Formed from dead plants and animals. E.g. petrol, diesel, kerosene.
- Hydrocarbon gas liquids: Such as liquefied petroleum gas (LPG).
- Natural gas: Distributed through pipes from point of origin to point of use, e.g. mains gas.
- Coal: A combustible material mined from the ground.
- Nuclear energy: Released during nuclear fission or fusion in a power plant.

According to the Technology Strategy Board, in the UK, the built environment accounts for 45% of total carbon emissions (27% from domestic buildings and 18% from non-domestic), and 73% of domestic emissions arise from space heating and the provision of hot water. The EU Directive on the energy performance of buildings was adopted in 2002. It was intended to improve the energy efficiency of buildings, reduce carbon emissions and reduce the impact of climate change.

Energy performance certificates (EPCs), set out the energy efficiency rating of buildings. They are required when buildings are built, sold or rented if they have a roof and walls and use energy to condition an indoor climate. Buildings are rated from A to G on EPCs, with A representing a very efficient building and G a very inefficient building.

We are a multi-disciplined and experienced Building and Energy Consultancy firm carrying out sustainable building and energy assessments. Base Energy was established in 2008 and now has offices in the North West & South of England. We have grown due to the increase in the building industries emphasis on sustainable development. We have expertise from across the industry, with over 35 years of experience dealing with a wide portfolio of clients including major multi-national companies and independent architects/developers. We continually strive to offer the most comprehensive building consultant service for building developments.

Our team of experienced Sustainability Consultants constantly grows their knowledge and experience of the industry to ensure that we offer the most effective service for you and offer competent advice to be able to get the most out of your development. Supporting and advising our Clients with the concept of sustainable development and we continue to build our portfolio of services in order to offer a complete solution for a sustainable development.

Choose us with confidence to carry out sustainable building and energy assessments to the highest standard.

Contact:
Peter Kinsella, Energy Consultant/Director
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020 3286 2016
baseenergy.co.uk

Flood Risk & Drainage

The National Planning Policy Framework considers flood risk to be the combination of the probability and the potential consequences of flooding from all sources, including: Rivers and the sea, Rainfall, Rising groundwater, Overwhelmed sewers and drainage systems, Reservoirs, canals and lakes, Other artificial sources.

Planning and flood risk

The National Planning Policy Framework (NPPF) sets out policies to avoid inappropriate development in areas at risk of flooding. This includes requiring new development to be flood resilient and resistant where appropriate. The NPPF defines tests that local planning authorities are expected to abide by in order to protect people and property. If the tests cannot be met, new development should not be permitted.

The steps are:

- Assessment of flood risk: A Strategic Flood Risk Assessment is undertaken by the local planning authority and informs local flood risk. In any areas that are at a high risk of flooding or for development on sites of over 1 hectare, site-specific flood risk assessments are required to accompany planning applications.
- Avoid flood risk: Local planning authorities will aim to avoid site-selection in areas of high flood risk. Development is targeted where the risk of flooding is lowest.
- Manage and mitigate flood risk: If development is needed on land at risk of flooding and no alternative options exist, it is necessary for the development to be flood resilient and resistant for the development's lifetime.

Flood and water management act 2010

The Flood and Water Management Act was introduced on 8 April 2010 to implement Sir Michael Pitt's recommendations following the widespread flooding of 2007 when more than 55,000 homes and businesses were flooded (see Pitt Review).

The Act requires better management of flood risk, it creates safeguards against rises in surface water drainage charges and protects water supplies for consumers. It gives a new responsibility to the Environment Agency for developing a National Flood and Coastal Risk Management Strategy, and gives a new responsibility to local authorities, as Lead Local Flood Authorities (LLFAs), to co-ordinate flood risk management in their area.

Flume provides civil engineering services, specialising in flood risk and drainage design services. With years of experience in the industry, we have built a reputation for delivering innovative design solutions for our clients.

Our team of skilled engineers, hydrologists, and flood risk consultants work closely with clients to understand their requirements, and develop solutions that are sustainable, resilient, and cost-effective.

Contact:
Tom Quigg
info@flumeconsultants.com
020 805 850 22
flumeconsultants.com

Our experts offer guidance on flood risk, flood risk mitigation, resilience and resistance to help safeguard the natural environment and private property.

The need for a Flood Risk Assessment (FRA) is currently a planning requirement under the NPPF. We have considerable experience in supporting developers on how best to manage flood risk from the conception stage through to construction.

We are able to guide you through the process to protect your project.

We also provide strategic advice and guidance to Internal Drainage Boards (IDBs) and other water-level management organisations.

Contact:
Neil Jaques
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07557 304223
motion.co.uk/services/flood-risk

We are consulting engineers with a wealth of experience covering all aspects of Drainage Design, including Sustainable Urban Drainage Systems Design, Flood Risk and Consequence Assessments, as well as Flood Evacuation plans, and Surface water management schemes nationwide.

Contact:
Sadia Luckett, Director
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Geotechnical & Environmental Engineering

Geotechnical and environmental engineering brings together an understanding of ground conditions, groundwater, and environmental risk to support safe, sustainable development. These disciplines help identify potential constraints at an early stage, inform site design and support planning and development decisions.

Geotechnical Engineering

Geotechnical engineering focuses on understanding the properties and behaviour of soil, rock, and groundwater and how these can affect development. Site investigations and ground assessments can identify potential constraints and provide the information needed to support the design of foundations, drainage systems, earthworks, and other infrastructure. Understanding ground conditions is also important when assessing issues such as ground stability, infiltration potential and the interaction between development and groundwater.

Environmental Engineering

Environmental engineering applies scientific and engineering expertise to identify, assess and manage environmental risks associated with land and development. This can include assessing contaminated land and potential risks to people, property, and the wider environment, as well as understanding flood risk, groundwater conditions, and surface water drainage requirements. Environmental assessments can support projects throughout the planning and development process, from early-stage site screening and desk studies through to detailed investigation, risk assessment, and the design of appropriate mitigation measures.

Key areas can include:

- **Contaminated land:** Identifying potential sources of contamination and assessing risks to people, groundwater and the wider environment.
- **Flood risk:** Assessing potential sources of flooding and helping developments respond appropriately to current and future flood risk.
- **Groundwater:** Understanding groundwater conditions and their potential implications for development, infrastructure and flood risk.
- **Sustainable drainage (SuDS):** Assessing how surface water can be managed sustainably, including infiltration potential and drainage design.
- **Site investigation:** Gathering site-specific information to better understand ground and environmental conditions and inform appropriate design and mitigation.

Together, these disciplines help developers, planners, architects, and other property professionals better understand environmental constraints, manage risk, and make informed decisions throughout the planning and development process.

GeoSmart.

Specialists in Flood Risk, Drainage, Groundwater & Contaminated Land. We provide flood risk, drainage, groundwater and contaminated land insight through reports, consultancy and environmental data. Supporting everything from individual sites to large portfolios.

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Heritage & Archaeology

Heritage & Archaeology are broad concepts encompassing many dimensions. They evidence and express the long process of historic development to form the essence of national, regional, and local identities and are an integral part of modern life. They are a reference point and foundation, and therefore a robust basis for change and growth.

They are also a finite and irreplaceable resource, yet their preservation must be managed responsibly, allowing not only enhancement, but also innovation in the enablement of wider social, cultural, economic, and environmental benefits.

In Conservation Principles, Policies and Guidance, for the sustainable management of the historic environment (Historic England, 2008), it is stated that:

‘The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change’.

The National Planning Policy Framework defines a heritage asset as a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions.

Heritage assets include both designated heritage assets (scheduled monuments, listed buildings, and conservation areas) and assets identified at a local level by the planning authority (such as local listings or non-designated heritage assets).

Principally, the sustenance and enhancement of heritage assets is derived from putting these to viable uses consistent with their conservation, whilst new developments should make a positive contribution toward the local character and distinctiveness.

Opportunities should be sought to align, consolidate, and grow the contribution made by the historic environment toward the character and appearance of a place, seeking its longevity and improvement via the effective yet sustainable use of land.

WS HERITAGE & ARCHAEOLOGY

WS Heritage & Archaeology provides commercial and private heritage services nationwide, specialising in planning and development in the historic environment, with particular expertise in built heritage, conservation, design, research, and archaeology Nationally in the UK.

In-house advice, products and services are complemented by multiple associates in planning, architecture, archaeology, surveying, structural engineering, and construction.

WS Heritage & Archaeology applies an objective yet strategic approach to planning and development in the historic environment, where high-quality design, conservation-led approaches and the need to manage change are critical. Here, the provision of robust, independent advice is invaluable to an extensive and diverse client base and the successful evolution of both individual heritage assets and sensitive heritage contexts.

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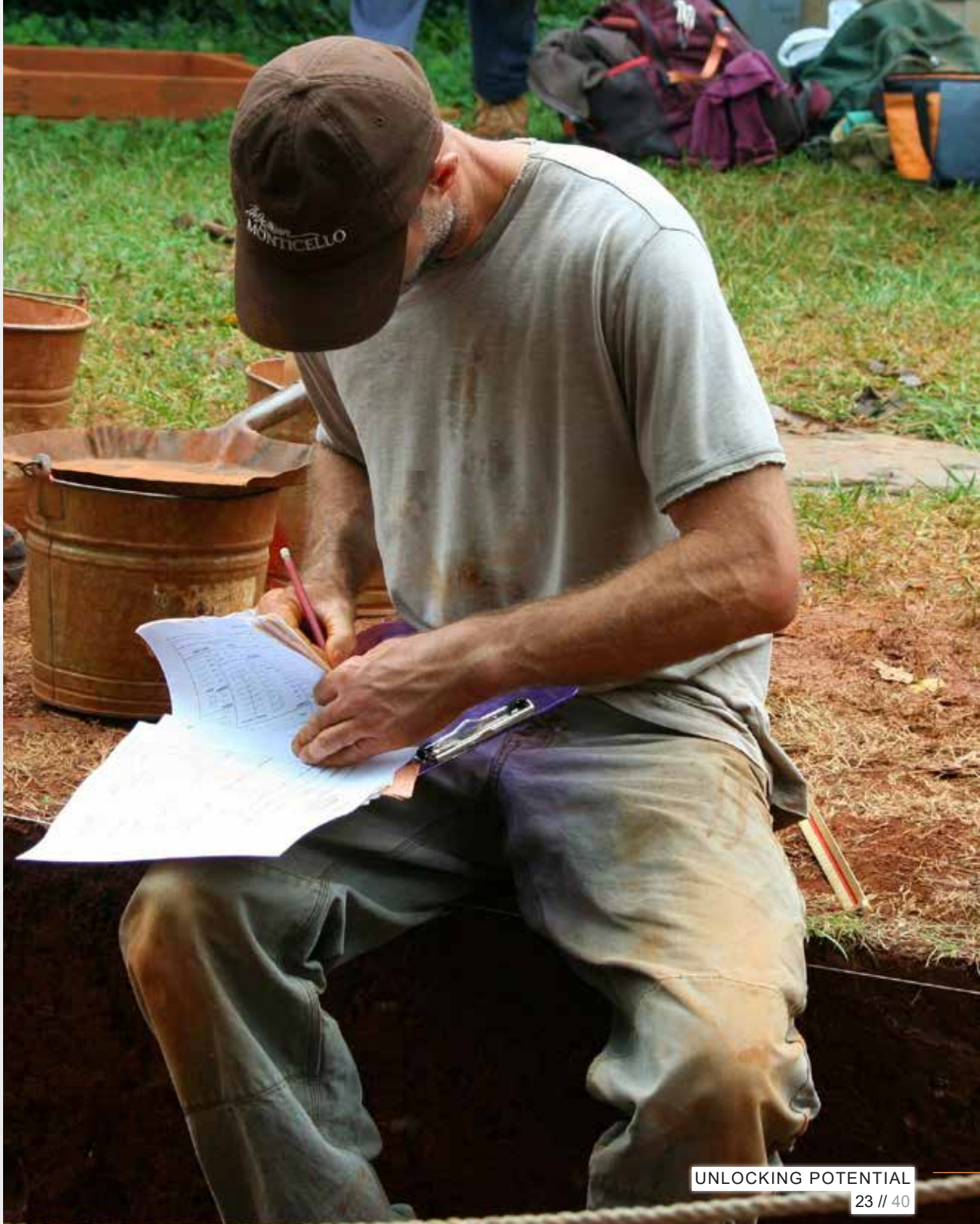

Highways

A transport planning and infrastructure consultant advises on the development and improvement of transportation systems. Their role involves analysing current transport conditions, predicting future travel patterns, and recommending strategies to enhance mobility, safety, and efficiency.

They work on a range of projects, from urban transit systems and highways to pedestrian pathways and cycling infrastructure. Their tasks include conducting feasibility studies, impact assessments, and cost-benefit analyses, ensuring projects are economically viable and environmentally sustainable.

These consultants collaborate with government agencies, urban planners, and engineers to design comprehensive transport plans that integrate with existing infrastructure and align with community needs and policy objectives. Their expertise helps in creating transport solutions that promote accessibility, reduce congestion, and support sustainable urban growth.

Motion is a leading independent consultancy providing expert advice in transportation, water, infrastructure and civil engineering design services.

From small-scale, one-off tasks to large, multimillion pound projects, we work in partnership with clients and transport authorities to achieve innovative, sustainable, integrated, viable and safe solutions. Our wide-ranging skills are deployed frequently, though not exclusively, on development led projects.

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TTC offers expertise at the level you require it – strategic or technical, available on a project-by-project basis. We offer a cost-competitive service by operating a team of highly experienced consultants and associates with demonstrable expertise and a track record of delivering results.

Innovation is essential to keep the world moving in the most sustainable way and it's something we're really passionate about. We offer a team of experienced professionals with decades of experience and integrity. At TTC we are always developing fresh, but cost-effective ideas at the forefront of sustainable transport.

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Home Energy Systems

We are heavily dependent on fossil fuels such as oil, gas and coal, and likely to remain dependent on them for much of this century. Every year we emit more than 20 billion tonnes of carbon into the atmosphere by burning fossil fuels, half of which is absorbed in the seas and by vegetation, and half of which remains in the atmosphere. As fuels deplete and demand increases, so supplies become more vulnerable to disruption.

In 2007, EU countries committed to set a binding target that 20% of their total energy supply should come from renewables by 2020. Renewable energy is derived from sources which are naturally replenished or are practically inexhaustible. They are often described as ‘clean’, ‘green’ or ‘sustainable’ forms of energy because of their minimal environmental impact compared to fossil fuels.

The National Planning Policy Framework (NPPF) suggests that renewable and low-carbon energy: ‘Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions.’

The range of renewable energy production techniques includes:

- Solar cells, or photovoltaic (PV) cells, convert sunlight directly into electricity.
- Solar Thermal Energy, where the energy from the sun is harvested to be used for its heat.
- Geothermal energy is the second most abundant source of heat on earth after solar energy. It is the natural heat energy stored in the earth itself.
- Ground Source heat pump works by using the evaporation and condensing of a refrigerant to move heat from one place to another. An evaporator takes heat from water in a ground loop; a condenser gives up heat to a hot water tank which feeds a distribution system.
- Air-source heat pumps extract heat from the outside air and can be used to supply heat to radiators, hot air & water systems.
- Water source heat pumps operate on a similar principal but use watercourses as a heat source.

Glow Homes

Based in Reigate, Glow Homes designs and delivers premium residential energy systems for homeowners, architects, planning professionals and developers across Surrey and the South East.

We specialise in integrating solar PV, battery storage, EV charging and intelligent energy management into both existing homes and new-build projects.

Our expertise includes heritage properties, listed buildings, conservation areas and architect-led developments, where careful system design is as important as technical performance.

Working collaboratively from the earliest design stages, we help create future-ready homes through thoughtfully integrated on-roof, in-roof and ground-mounted renewable energy systems that balance performance, aesthetics and long-term reliability.

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Landscape

Landscape Architects plan, design and manage open spaces and aim to provide aesthetically pleasing urban and rural environments. They can work on a variety of projects from designing parks and green spaces, to gardens and sports sites or improving construction sites.

Landscape architecture is rooted in an understanding of how the environment works and what makes each place unique. It is a blend of science and art, vision and thought. It is a creative profession skilled in strategic planning, delivery and management. Landscape architects bring knowledge of natural sciences, environmental law and planning policy. They lead teams, engage stakeholders and manage conflicting demands. And they create delight with beautiful designs, protecting and enhancing our most cherished landscapes and townscapes.

The role of a landscape designers can be varied and wide-ranging and can include:

- Meeting with clients to discuss landscape requirements.
- Undertaking site surveys to determine the potential of the site to meet the client's expectations.
- Preparing and presenting design plans and working drawings using computer-aided design (CAD) packages or similar.
- Completing the landscape and visual sections of planning applications or Environmental Impact Assessments.
- Working closely with other professionals on projects.
- Providing evidence in public enquiries.

Landscape architects are often the first port of call when assessing new development in National Landscapes (formerly AONB) or where you are proposing a new one-off dwelling to meet the test of proposing a new house design of exceptional quality where designs have to be truly outstanding, reflecting the highest standards of architecture and significantly enhancing its immediate setting, and be sensitive to the defining characteristics of the local area.

DRAFFIN ASSOCIATES
Environmental, Landscape & Urban Design Consultants

Draffin Associates is an award winning, established independent landscape and environmental design consultancy. Our core skills are landscape planning, design and management offered in a personal and responsive service.

We assist private and corporate landowners and property developers in enhancing their land investment. We have significant experience working in sensitive planning locations. We help clients to build commercially successful schemes while addressing wider environmental issues.

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petrow harley

Petrow Harley is an award winning practice of Chartered Landscape Architects with over twenty years professional experience.

We have successfully worked on over 500 separate projects and developed a collaborative and ideas led approach to the problem solving of environmental issues faced when making changes to our world. This is successfully combined with the technical abilities we have amassed over many years for a broad range of private and public sector clients.

Our strength lies with our ability to bring together the diverse skills and experience required within a working culture that combines creativity, pragmatism and commercial sense.

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Noise

An acoustic consultant can help to design, assess, manage and control sound and vibrations in the built environment. They might provide consultancy for the design or assessment of acoustics in homes, workplaces, leisure facilities, the outdoor environment and so on.

They may also be described as acousticians or acoustic engineers. The duties undertaken by acoustic consultants might include:

- Offering advice to architects and other designers.
- Noise assessments of existing buildings.
- Compliance testing.
- Vibration monitoring.
- Construction site surveys.
- Assessing industrial sites.
- Assessing noise levels and noise nuisance and providing noise mitigation advice.
- Assessing problem spaces and equipment and proposing mitigation strategies.
- Assessing intelligibility and reverberation time.
- Carrying out acoustic analysis and design using specialist modelling software.
- Assessing how changes in design affect sound levels and quality.
- Technical report writing.
- Preparing proposals.
- Liaising with clients, project managers, designers and contractors.
- Designing and working on specialist facilities and equipment such as recording studio and broadcast equipment.
- Developing acoustic environments for specialist spaces such as theatres, concert halls, cinemas, teaching spaces, arenas and so on.
- Assessing the impact of developments such as airports and roads.
- Assessing environmental noise and carrying out noise surveys.
- Expert witness services.

Acoustic consultants tend to be practical people and creative problem solvers. They require a broad knowledge of the subject, legislation and standards and will generally hold a relevant degree-level qualification and a diploma or postgraduate qualification in acoustics, such as the IOA diploma. They can become members of the Institute of Acoustics (IOA). Consultancy practices and businesses can join the Association of Noise Consultants (ANC). Like many other careers,a budding acoustic consultant usually starts out through a work experience role. They can choose to specialise in specific areas of acoustics, such as; audio and hi-fi design, auditorium and concert hall design, broadcasting and telecommunications, teaching spaces, laboratory design and so on.

Adnitt Acoustics is an independent acoustic consultancy practice based in Epsom in Surrey. Our services span the entire design and build process, from providing sound and vibration design advice and solutions to testing and monitoring of noise, dust and air leakage.

With most development sites in the South East affected by some form of transport noise, meeting the acoustic components of local authority planning requirements can be onerous. We help clients through the planning process by assessing the extent of any problem, providing practical recommendations, producing the necessary reports and, if appropriate, attending planning meetings.

We can also assess the situation where a new development might affect noise sensitive residential neighbours, including licensing and planning applications.

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dBA Acoustics carries out consultancy work focusing on acoustic survey, noise impact assessment, sound insulation testing, acoustic design and noise control.

They are accredited by the Sound Insulation Testing and Measurement Association and provide a personal & professional approach with an agile business model tailored for small to medium sized projects.

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Photography, Drone & Video Production

Professional photographers have an expert eye for capturing images. Drones capture perspectives that might not be otherwise possible for human photographers and videographers with minimal disruption.

Completed project photography

You want to showcase your property and own the rights to your own images? Hiring the service of a professional photographer can help you showcase your project. They have an expert eye and will work with you to deliver the best lifestyle, full room and exterior images for the purpose required.

Hard to reach: Aerial property inspections and larger drones with special permissions

Skip the scaffolding! Drone roof surveys will provide you with sharp HDR pictures and 4K or 6K videos of your property. Our industry-leading image resolution and aerial camera optics capture visuals that are crisp down to millimetres and perfectly-exposed from the brightest tiles to the darkest gutters. With minimal disruption to your property's everyday use, we'll quickly and safely identify structural issues with roofs, chimneys, walls, gutters, parapets, and gables.

Easy to analyse: Specialist surveying software and mapping

Aerial property inspection app Scopito sends the visuals we capture to our in-house surveyor in real-time, so as our pilots fly, SSS HQ gets to work on processing, annotating, and delivering geo-tagged surveys. We can cross-reference our shots with existing map data, invite your surveyors to make their own highlights, and, where necessary, provide a full 3D model of your premises. When you book us for multiple inspections, you'll also be able to compare older surveys to recent ones!

Hard to fly: Camera pole roof surveys and tiny drones

The absolute quickest and lowest-cost option for pseudo-aerial surveys: tiny drones or telescopic pole-mounted cameras! While this grounded approach to roof inspections isn't quite as in-depth as taking the drone route, the results more than suffice for professional reports and recommendations. We recommend pole cameras for dense urban spaces where conditions aren't ideal for safe flights, or for projects which call for a faster turnaround than average — they need fewer permissions, and can often be booked and completed on the same day.

Award-winning drone surveys, aerial inspections & site documentation — a versatile fleet, nationwide coverage.

Solent Sky Services is a multi-award-winning aerial media and drone survey company trusted by architects, developers, and design teams to capture their projects at their best — and to document sites with accuracy and professionalism.

Our owner, Michael Woods B.Sc. Hons, brings 17 years of professional surveying and insurance experience to every flight — giving WSPA's clients a drone operator who genuinely understands the built environment.

We operate a varied fleet suited to almost any environment or access challenge, from compact drones for confined urban sites to larger platforms carrying cinema-grade cameras. We have flown on MoD sites, Royal properties, and some of the UK's most challenging restricted locations. All flights are carried out under full risk and method statements with £10m public liability insurance covering the UK and worldwide.

What we currently offer WSPA and their clients:

- Aerial and ground photography and film of completed projects — for marketing, award submissions, and client handover
- Site and building documentation to showcase existing properties and developments.
- Roof and structure inspections using specialist surveying software with geo-tagged, annotated reports
- 3D site models and point cloud surveys.

Where we can also add value:

- Pre-application site surveys to support design briefs and identify constraints early.
- Short films presenting a scheme's public benefit to aid planning applications and committee presentations.
- Construction progress documentation throughout the build.

We are equally available to fellow preferred partners who need aerial or ground-level imagery to support their own reports and submissions.

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Structural & Civil Engineers

Structural engineers design, assess and inspect structures to ensure they are efficient and stable. Structural engineering was traditionally considered a sub-discipline of civil engineering, however, it has developed as an important and complex specialism and is now recognised as an engineering discipline in its own right. Structural engineers work on a very wide range of projects, including buildings, infrastructure and other structures. It is both a technical and creative role that involves close collaboration with professionals from other disciplines.

Structural failure can be devastating. It is important therefore to select an individual or company that has a good track record and experience in structurally similar projects. Suitably qualified professionals will generally be Chartered or Incorporated Engineers who are members of the Institution of Civil Engineers and/or the Institution of Structural Engineers. Members of such institutes will generally be required to maintain their professional competence through an ongoing programme of continued professional development (cpd), to hold professional indemnity insurance and to comply with a code of practice.

It is good practice to employ a structural engineer based on their capability, competence and quality rather than simply by the lowest fee. A good design that explores a wide variety of options to find the best solution can save significant costs over the life of a building.

Civil engineers design, construct, maintain and improve the physical environment, including; bridges, tunnels, roads, railways, canals, dams, buildings, flood and coastal defences, airports and other large structures. The term ‘civil’ engineer was originally coined to distinguish it from military engineering. Civil Engineering is one of the oldest forms of engineering with many ancient structures including Egyptian Pyramids attracting the appreciation of public since ages.

Civil engineering is a broad profession that encompasses a range of subjects that can be developed as specialisms, such as Structures, Transportation, Environmental, Maritime, Geotechnical, Hydraulic, Sanitary and Water.

Whilst some of these specialisms may be considered sub-disciplines of civil engineering, subjects such as structural engineering (which focuses on the design, assessment and inspection of structures to ensure that they are efficient and stable) may now be considered engineering disciplines in their own right.

Geared Consulting Partnerships is a team of chartered engineers based in Adelaide, Australia & London, United Kingdom, who provide structural + civil design and consultation services.

In the United Kingdom, we are also experts in dealing with Party Wall matters.

With 30+ years of on-site building experience and a focus on providing creative yet practical solutions, we specialise in Architecturally led bespoke residential & commercial projects.

We pride ourselves in being involved in most of our projects from concept through to construction, so will always keep the end goal in mind during the whole process.

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Afongate Ltd is a South London based structural engineering practice serving Greater London and the South of England, with excellent access to the M25.

We deliver responsive, professional services across the region.

We collaborate closely with clients, architects, builders and surveyors to create efficient, sustainable, and cost-effective design solutions for every project.

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Topographical Surveys

A topographical survey, also referred to as a land, terrain or topo survey, is a type of survey that maps the boundaries, features, and levels of a site. Topographic surveys are a key component of the design process for a site and should be completed before detailed design work.

As well as professionals, such as architects, civil engineers, and planners, using topographic surveys to make informed decisions on design and project management, topographic surveys are also used as legal documents to define the boundaries of a property.

Depending on the requirements of a project, the surveyed elements will vary. Typical elements include the following:

- Area boundary lines
- Buildings & structures
- Features adjacent to the site
- Trees, bushes & vegetation positions
- Ground heights, contours & surfaces

Topographic surveys are highly beneficial for a number of projects, with one of the main benefits being that they aid with planning and decision making. A topographic survey provides accurate land measurements and gives a clear indication of the arrangements of an existing site, which can be used to make decisions on the planning of new buildings, re-positioning of existing boundaries, and the design of drainage systems.

Another benefit of topographic surveys is that they can save a significant amount of project time and reduce the risk of costly errors occurring, as all decision making throughout the project has been informed by accurate data from the topographic survey.

The duration of a topo survey is dependent on the size and complexity of the proposed site and project. After the site has been surveyed, it typically takes a few days for findings to be drawn up.

Founded in 2000, Hook Survey was established with a passion for providing a friendly, flexible, and reliable service tailored to meet clients' needs in specification, time-scale, cost, and delivering accurate, high-quality results. With over 30 years of experience in the surveying and building industry, we have built an excellent reputation and an ever-growing client portfolio.

Originally based in South London, our expansion led to relocating to larger offices in Wilmington, Dartford, ideally positioned near the M25 for easy transport access. In 2014, we opened a Midlands office, led by Ben Cox, to meet nationwide demand—a move that has been a resounding success.

To date, Hook Survey Limited has completed over 9,000 instructions, ranging from small projects to large developments, including shopping centres, golf courses, housing schemes, office developments, and schools, offering services such as topographical, measured floor plan, elevation, and hydrographic surveys.

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Spatial Dimensions is a professional Geomatics (Land) Surveying company specialising in measured building surveys, laser scanning, and 3D modelling. We serve various sectors within the built environment, offering services such as control surveys, topographical surveys, 3D Rights of Light models, 3D visualizations, and scan-to-BIM surveys.

With significant investments in the latest geomatics technology, we combine cutting-edge tools with a team of skilled professionals, enabling us to deliver exceptional results and drive phenomenal growth since our inception.

Our team prioritises understanding the needs of all stakeholders, from architects to homeowners. We provide tailored consultations, transparent quotes, efficient site surveys, and detailed deliverables while maintaining open communication throughout the process.

Committed to outstanding customer care, we avoid overwhelming clients with technical jargon and provide full post-project support. Our team is trained in customer service and offers a discreet and confidential presence on site where appropriate. This has led to a loyal and happy client base with several 5 star reviews and testimonials.

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Preferred Partners
Silver

Our SILVER Members also cover services that are integral to the Planning & Design Process but offer more niche areas that are not covered by our GOLD Members.

Our SILVER partners play an important part in the building stages for all scales of developments, from residential projects to large commercial and major residential schemes.

While some offer an important and sometimes obligatory service in the planning stages, such as Environmental Impact Statements and Renovations Insurance, others provide useful and practical advice in the final stages, including guidance on the latest technology for the home, smart security systems, landscaping options, and innovative garden design ideas that enhance both functionality and long-term property value.

For further details about our Preferred Partners and contact information, visit wspa.co.uk/preferredpartners

Air Quality

Cogan Environmental Consulting Limited is a bespoke consultancy specialising in air quality, odour, dust, greenhouse gases and climate change expertise supporting planning and permitting applications across the United Kingdom and abroad. Cogan's Practice Manager and employees have supported over 1000 projects throughout their careers.

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Garden Design

House of Stewart Gardens Ltd is a garden and planting design studio based in Surrey. We believe passionately that our gardens should enhance our lives and the natural world around us.

We offer a full garden design service from initial ideas, masterplan design and 3D visualisation through to construction drawings, planting design, and project monitoring. We have the expertise to handle any project or brief – big or small. From residential gardens to kitchen gardens, wildflower meadows to natural swimming pools, we have the skills and contacts to bring your vision to life.

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Insurance Brokers

Yellow Bolts is a directly authorised UK insurance brokerage with a specialist focus on renovations insurance. We provide tailored cover for homeowners and developers undertaking building projects, from small refurbishments to large-scale developments. Alongside our renovations expertise, we also cover a wide range of other insurance needs including commercial, business, motor, high-net-worth home and motor, travel, and health insurance.

Whatever the requirement, our approach is personal, our advice is clear, and our goal is to find cover that genuinely fits.

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Smart Homes & Audio Visual

Technology for the home that's simple, convenient, reliable and efficient. We cover audio visual, data networks, WiFi, home cinema, multiroom audio, lighting control, blinds and curtains, CCTV, intercom, door entry and more.

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WS PLANNING & ARCHITECTURE

We are an Award-winning Planning, Architecture, Heritage and Archaeology practice focused on designing high quality buildings and spaces that shape the world around us. Whether you are seeking to extend or replace your property, uplift the value of land or buildings or contemplating a purchase, we can provide that early expert guidance where so much can be at stake.

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RTPI Chartered

RIBA Chartered Practice

HESPR

CIfA Chartered Institute for Archaeologists

FIND OUT MORE

FIND OUT MORE

FIND OUT MORE

#UNLOCKING POTENTIAL