Halls 1845

PLANNING & DEVELOPMENT

WHO ARE WE?

At Halls, as part of our long-established property business serving the West Midlands and Mid-Wales, our highly-skilled and multi-disciplinary professional planning practice offers you a completely bespoke service to meet your specific development needs.

Drawing on our rural and commercial expertise our team of expert planning consultants will guide you through every step of the planning process, from project inception to completion.

Our knowledge and understanding of current planning policy and legislation, combined with our inter-disciplinary approach, enables us to provide developers, investors, landowners and housebuilders with expert advice on how best to appraise, plan, negotiate and deliver your development goals, no matter how big or small.

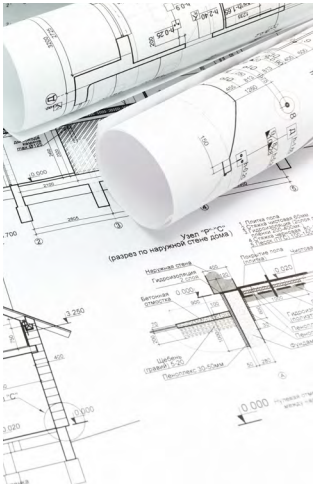
We bring an enviable track record in successful negotiations to achieve the best outcome for each and every one of our clients.

OUR SERVICES

Planning policy and site appraisals

Advice, preparation and management of planning applications

Strategic promotion of land through the Local Plan process



Preparation of Full Plans, including those for Building Regulation Approval

WHAT WE DO...

SITE APPRAISALS

- We will provide an analysis of the potential for development on a site. Identifying opportunities available, a strategy for implementation with costs and timescales.

PRE-APPLICATION

- We will hold early discussions with a planning authority to maximise chances of success at application stage.

PLANNING APPLICATIONS

We submit applications across the development sector, including;

- Commercial & Industrial
- Residential
- Leisure
- Agricultural

SUBMISSION & MANAGEMENT

- We will coordinate our technical advisors on issues such as ecology, contamination, flood risk, highways or noise etc.
- Carryout community presentations and attend planning committee meetings.
- Review planning decision notices and advise on any planning conditions.
- Our chartered surveyors and valuers can provide valuation and marketing advice to support the sale or let of a property following the grant of planning permission.
- Techncial details; access, boundary wall, covenants and overages can all be handled by our team so that your project can be delivered.

PLANNING APPEALS

- Offer advice on potential for success
- Representation through the entire appeal process.

RESIDENTIAL

Whether you are a homeowner, landowner or developer our team of professional planning consultants can help you identify your development goals. Through in-depth discussions in getting to know you and your project, we can provide informed options and appraisals that minimise risk in achieving a successful outcome.

Working with our Residential sales and lettings team across the region, we can offer a complete package with expert local knowledge, that combines wide-ranging knowledge of the planning system with sound understandings of local market conditions. We remain committed and dedicated to realising and maximising the value of your land and property.

As part of our residential planning services, we can provide expert advice and offer a truly bespoke consultancy service managing the entire planning application process, across a wide variety and at any scale:

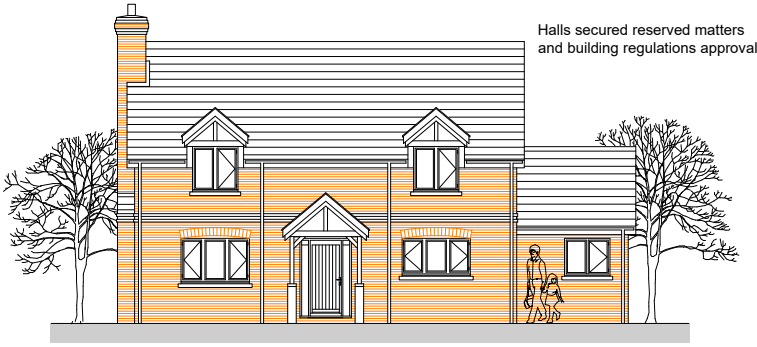
- Desktop Appraisals
- Pre-Application Enquiries
- Submission and management of planning application
- Householder Extensions, Garages and Outbuildings
- Affordable Dwellings
- Barn Conversions
- Essential Workers Dwellings
- Planning Appeals
- Permitted Development Certificates
- Change of use applications
- Land promotion through the local plan

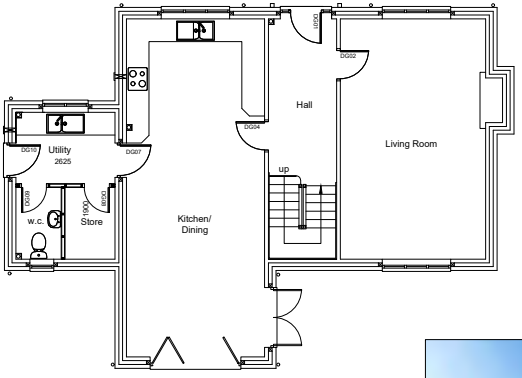
RESIDENTIAL

"With the help of Halls, they managed to obtain planning permission for us on a two and a half acre field in Whitchurch. They were professional in their approach and kept us informed on a regular basis with updates. We would recommend Halls for any future planning issues"
Mr & Mrs Boughey

Halls secured reserved matters approval for 25 dwellings at West Felton, Oswestry and subsequently sold the site.

Halls secured reserved matters and building regulations approval





COMMERCIAL

In close partnership with our colleagues in Halls' Commercial team, we have unparalleled knowledge of our markets from working with developers, investors, landowners and corporate occupiers – supporting and delivering projects for sector-leading industry clients.

We have a proven track record in highlighting and promoting the vast economic benefits that new employment generating development can bring to local centres.

Our service is forward thinking, personal and professional, designed to achieve the best results for our clients.

- Office, Storage and Industrial Development
- Restaurant and Hospitality Industry
- Tourism and Visitor Accommodation
- Leisure and Recreational Facilities

COMMERCIAL

- Approval for a 40 bed Motel at Tern Hill, Shropshire.
- Secured consent for change of use of 59,000 sq ft of buildings to B1/B8 Comercial use. Halls subsequently sold the property following planning approval.
- Achieved B1/B2 and B8 planning consent for 18 acres (7 ha) adjoining Ellesmere Commercial Business Park

"Shaun advised us on the best way to gain consent for commercial use of farm buildings, identified potential problems, recommended solutions and kept us informed throughout. All the paperwork was in order when the property was marketed and we were happy that we had done everything needed to make sure the sale went through as quickly as possible."
Mrs Sankey - Vendor of Rodenhurst Hall Farm

LEISURE

We can assist clients who are seeking to optimise land or property for leisure purposes.
This includes proposals for glamping, touring caravans, holiday lodges and static caravan sites.
We can assist with securing planning permission, advise on design and layout whilst liasing with the local authority.

- Full consent for 5 Camping Pods in Area of Outstanding Natural Beauty near Clun, Shropshire
- Consent approved for 9 Hobbit Homes, near Rhayader, Powys
- Successful application for Log Cabins at Priest Weston, Chirbury, Shropshire
- Reserved matters application for Camping Huts at Park Hall, Ellesmere

"In recent years we decided to look into using our assets to generate a new alternative income stream. We considered a number of options and decided to pursue glamping pods since we're in an area of outstanding natural beauty with superb views and the fantastic Hundred House Inn at Purslow nearby. Shaun Jones helped by setting out the planning process and gave pointers on VAT treatment, business rates, websites and grants. We were delighted to secure consent swiftly despite issues raised by the planning process."

Shropshire Luxury Glamping
Purslow Hall Farm

AGRICULTURE

At Halls, farming runs in our blood. Since establishing ourselves in 1845, our Planning and Rural teams have been providing expert advice on all matters relating to the agricultural industry – advising clients ranging from private individuals, limited companied, public bodies and institutions and charities.

We recognise that rural areas are dynamic and diverse, requiring specialist know-how and offering tailored planning options and solutions.

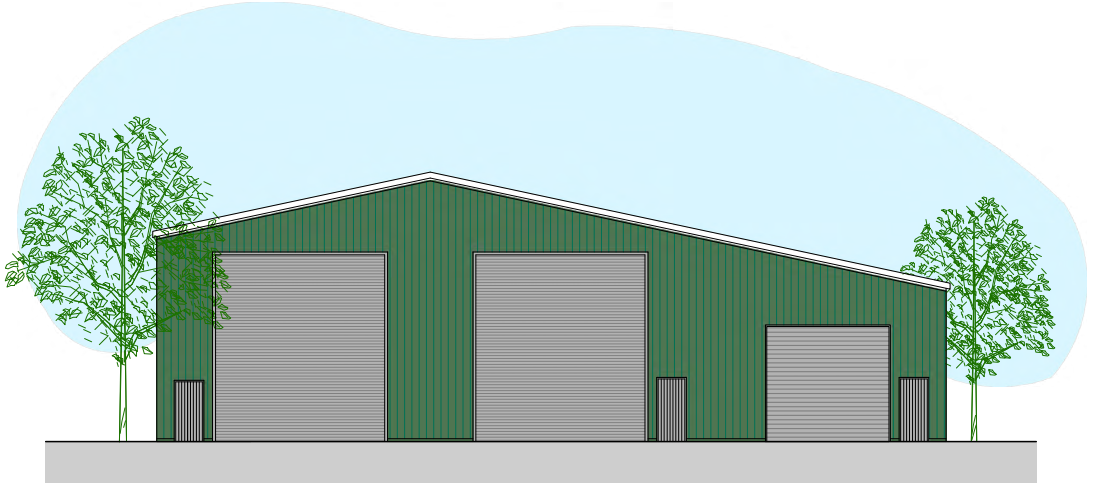
Whether you are a landowner, farmer or rural entrepreneur, our team of planning consultants and rural chartered surveyors can help unlock the vast potential of your land and assets, across a range of services:

- Agricultural Buildings
- Permitted Development
- Rural and Farm Workers Dwellings
- Poultry and Pig Installations (and other intensive farming units)
- Farm Diversification Schemes
- Barn Conversions
- Equestrian Development
- Removal of Agricultural Occupancy Conditions.

AGRICULTURE

- Broiler sheds approved for 200,000 birds at numerous sites including challenging sites in AONB
- Several 32,000 bird Free Range Layer sheds
- Environmental Permit applications
- New livestock sheds; cost effective solutions
- New dairy cattle complexes
- Grain stores on greenfield locations
- Up to 1000sqm new farm buildings under Permitted Development rights, subject to criteria

"I have worked with Shaun Jones for over 15 years on a number of diversification projects. His expertise has been invaluable and with years of expertise he is able to pre-empt most planning pitfalls and complete the process as quickly as possible."
Andy Brisbourne, P R Brisbourne & Son, Hadnall, Shrewsbury



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