

Planning

How we can help



At Buckles Solicitors, our specialist planning department offer expert advice in relation to all aspects of the planning system together with advice on public environmental, licencing and highway issues. Our solicitors have experience in advising a wide range of clients from individuals to institutional lenders, local authorities, major utility companies, developers, house builders, housing associations and leading retail operators.

Our planning department works in partnership with you, which is why you can expect the same high quality of service that Buckles is known for in resolving your issues. We offer a seamless service working in conjunction with our Commercial Property and Construction & Engineering departments. We can assist you with:

Planning issues

- ▶ Obtaining planning permission or objecting to planning proposals
- ▶ Amending planning permissions (s96A, s73 applications)
- ▶ Planning appeals and judicial review of planning decisions
- ▶ Strategies around bringing forward development sites, including promoting sites through Local Plan process
- ▶ Advising on enforcement action and appeals
- ▶ Section 106 Agreements/Community Infrastructure Levy and planning conditions
- ▶ Objecting to Compulsory Purchase Orders and Development Consent Orders
- ▶ Conservation area and listed building issues
- ▶ Compensation arising from compulsory land acquisitions
- ▶ Planning Due Diligence on Sale and Purchase transactions

Environmental issues

- ▶ Land drainage disputes including applications under Land Drainage Act 1991
- ▶ Adoption of sewers including Section 104 & 185 Drainage Agreements
- ▶ Utility wayleave agreements
- ▶ Noise issues and other statutory and common law nuisances
- ▶ High hedges, dangerous trees and fly tipping, and grazing issues

Highway and Public Space issues

- ▶ Highway and building work agreements and licencing such as Section 38 and/or 278 Agreements, and Section 50 street work licences
- ▶ Highway and public space legal rights, boundary and maintenance disputes
- ▶ Stopping-up or diversion of highway applications
- ▶ Public rights of way issues such as public path creation agreements and modification applications and objections
- ▶ Advising on the protection against the establishment of highway and village green/common rights
- ▶ Inquiries and judicial reviews associated with public rights of way and village green/common orders
- ▶ Commons Act applications and issues
- ▶ Traffic management and traffic regulation order issues

Licencing issues

- ▶ Formulating applications under the Licences Act 2003 and associated appeals

Key contact



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