



We offer expert guidance on:

- Planning Applications and Appeals.
- Development Plan presentation.
- Master planning.
- Urban design framework.
- Town and country planning legislation.
- Best planning and development options.
- A planning brief for your site.
- A developer's brief.
- Maximising the return from your asset.
- Development partnering.
- Planning and development within environmental and historical limitations.

# BOWLTS

*chartered surveyors*

## *Managing the Rural Environment*

We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management including:

- Architectural and Building Services
  - Planning and Development
  - Valuations
- Land Survey and Mapping Services
  - Sales, Purchases and Lettings
  - Farm, Estate and Forestry Management
  - Compensation Claims
  - Wind Farms
  - Environmental and Conservation Services



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# BOWLTS

*planning consultants*



*Planning and  
Development*

## Planning & Development Services

If you have an interest in land or property, whether urban or rural, you will benefit from Bowlts' comprehensive planning and development service.

We deal with all aspects of residential, retail, commercial and recreational development – advising our clients on how to maximise the value of their assets. Our service combines our skills in planning, urban design and environmental assessment.

We deliver urban and rural design projects, from simple single house sites to more complex master planning exercises. Our team is skilled at resolving issues such as development and planning constraints, surrender of third party rights and negotiation of ransom strips.

### The Local Context

We have extensive local knowledge of the many opportunities that currently exist in the north of Scotland. Over the years we have built up a broad range of local contacts – in both the public and private sectors – and a thorough understanding of the relevant legislation and policy.



We work in close liaison with other professional consultants to enable you to make the best planning and development decisions.

### Our Planning Services

We undertake all aspects of planning work, from local plan representations to urban design frameworks. We act for commercial companies, as well as landowners, farmers, family trusts, crofters and householders.

We can advise you of any possible impact on your land/property interests or proposals resulting from Development Plan Policy, National Planning Policy, Planning Advice Notes, Permitted Development rights, Listed Building Regulations, Conservation Areas or other designations.

We can fully brief you on the status of an individual site and advise you on how to deal with any constraints such as servicing, Conservation Orders, environmental sensitivities and any other regulations that may apply within or close to the site.

We can help clients to prepare and submit applications for Planning Consent, administrate and advise through the planning process and, if required, planning appeals. On occasion, we also advise and assist in dealing with formal objections to Planning Applications.

### Our Development Services

Our aim is to identify and maximise the potential of development land. We provide advice on the preparation of a developer's brief covering development objectives, site information, detailed development proposals, the legal and financial framework and the developer selection procedure.

Once a proposal has received Planning Permission, we can advise you on whether it is in your best interests to implement the development yourself, or whether it would be more beneficial to bring in a developer or partner to assist or to consider a sale with the benefit of Planning Permission. Indeed, we can assist you to dispose of sites – with or without Planning Consent – and our comprehensive estate agency/property marketing service can be tailored to your specific needs.

