



SHAPING OUR SUSTAINABLE FUTURE



INDEPENDENT PLANNING, REGENERATION,
AND DEVELOPMENT ADVISORS

CORPORATE OVERVIEW

chilmarkconsulting.co.uk

INTRODUCTION AND WELCOME

Welcome to Chilmark Consulting's latest corporate brochure, our 4th edition celebrating 10 years since the firm was founded in early 2013.

We have come a long way and are especially proud to showcase some of our project achievements during what have proved to be some challenging times for the UK economy, property and development sectors.

Inside these pages you'll find plenty of information on the background to our firm including the central importance of our six core values, the range of planning and development skills and services that we offer right across the country and examples of our past successes for our private and public sector clients. Alongside this we set out how you can get in touch with us.

We look forward to discussing your project and advice requirements with you.

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OUR STORY

- About us
- Our values and vision

“ We care about our clients,
building lasting relationships
by putting you first to deliver
best in class ”



ABOUT US

At Chilmark Consulting, we offer a wide range of planning services and development specialisms focused on complex, mixed-use development projects, across the UK.

We are an independent, RICS registered firm of chartered surveyors and planners specialising in town planning, development, regeneration and development advice. We work across the UK advising the private and public sectors on all aspects of strategic and detailed spatial planning and development.

We have a proven approach with core services including:

- Pre-application and early stage development feasibility;
- Town planning advice for applications, appeals and policy development;
- Spatial strategies for cities, towns and neighbourhoods;
- Strategic land promotion;
- Policy and evidence base preparation;
- The future of town centres and high streets;
- Economic development and workspace strategies;
- Housing market and land assessments;
- Asset strategy, optimisation and management;
- Delivery, viability and implementation frameworks;
- Consultation and engagement.





“Chilmark provide a highly professional planning and consulting service. They perform very well as part of multi-disciplinary teams and deliver the highest quality outputs on time. A great team to work with.”

Simon Davis, Director, Urban Delivery Ltd

OUR STORY

We were founded in 2013 by Mike Taylor, a Chartered Town Planner and leading development expert, with over 28 years extensive experience in private and public sector planning and development consultancy.

We were born with a driving idea and enthusiasm to do things better, by offering more to our clients, with technical excellence and commercial expertise underlying everything we do.

Our culture, ethos and vision is built on our core values. Our independence represents a critical strength in offering objective and clear advice.

Since our foundation, the range and breadth of our commissions has been extensive, ranging from large and smaller scale mixed-use developments to planning advice and negotiations for complex development schemes alongside extensive technical evidence and strategy work across housing, economic, town centre and planning matters.

We have grown and invested in the professional reach and skills of the firm and continue to rise to meet new development challenges and realise our clients objectives.

OUR VALUES

Our values define us as an organisation and drive all that we do.



CARE

We **CARE** about our clients, building lasting relationships by putting you first to deliver best in class.



COMMUNICATE

We take the time to **COMMUNICATE** talking to our clients and partners alike, ensuring a clear understanding of our goals and objectives from start to finish.



COLLABORATE

Delivering effective **COLLABORATION** by working together toward common goals, objectives and defining new opportunities.



COMMERCIAL

Advising our clients on **COMMERCIAL** and property issues with knowledge and expertise.



CLIMATE

We see climate and biodiversity challenges in the wider planning and development context, putting care for our environment and **CLIMATE** change at the heart of what we do and challenging how we can create benefits for our clients and society more widely. We are committed to being a net zero business by 2030.



CONFIDENCE

Working with **CONFIDENCE** and positivity to achieve the best possible results for our clients.



“ We take the time to **communicate**, talking to our clients and partners alike, ensuring a clear understanding of our goals and objectives from start to finish ”

OUR SERVICES

OUR SERVICES IN MORE DETAIL

We offer a wide range of services and specialisms focused on planning, regeneration and economic development advice.

- Town planning advice including applications and appeals
- Expert witness
- Strategic land promotion
- Policy and evidence base preparation
- Spatial strategies for cities, towns and neighbourhoods
- Delivery and implementation frameworks
- Town centre and rejuvenation of our high streets
- Economic development advice and strategy
- Employment land and workspace
- Retail and town centre regeneration
- Housing market and land availability assessments
- Asset strategy and management
- Consultation and engagement support

PLANNING

We work at the forefront of town and urban planning on a wide range of planning applications, development management matters, lawful use certificates and planning appeals.

We engage collaboratively with our clients at all stages of the statutory planning process from initial pre-application or scheme appraisal advice through to the preparation of outline, hybrid and detailed applications, listed building and conservation area consents, prior-approval notifications for permitted development right schemes and as expert planning witness for hearings, public inquiries and examinations. We lead and manage the negotiation of planning conditions, S106 and S278 agreements and contributions within the CIL

regulations. Our portfolio of planning services encompasses strategic applications through to work on individual listed buildings, certificates of lawfulness and variation or removal of restrictive conditions.

We support the preparation of Local Plans, Neighbourhood Plans, Local Development Orders and Supplementary Planning Documents. Our work also focuses on strategic land promotion, including appearance at Local Plan examinations.

EVIDENCE RESEARCH & ANALYSIS

We are commissioned on a regular basis to prepare research, analysis and evidence to support our client's objectives.

Our evidence work focuses on spatial planning, housing, town centre and economic development matters. We are expert advisors on housing markets, housing land supply and demand, housing needs and affordable housing. Our economic evidence work has an emphasis on employment land requirements, economic and inward investment strategy,

economic modelling, workspace, incubator and business parks and commercial property market assessments. Our retail and mixed use work includes the future of town centre health checks, sequential sites testing and the regeneration of surplus retail properties in town and city centres.



“South Somerset District was pleased to work with Chilmark Consulting on two critical projects, the new Economic Development Strategy for the District to 2028, and the future strategy for Wincanton town centre, one of our main market towns. Chilmark brought excellent professional skills combined with real drive and enthusiasm to both commissions. The outcomes delivered from both projects have been invaluable as the basis for the Council’s ongoing actions to lead and support economic growth and to rejuvenate our key towns.”

Peter Paddon, Lead Specialist Strategic Planning, South Somerset District Council

SPATIAL STRATEGIES FOR CITIES, TOWNS & NEIGHBOURHOODS

We specialise in the preparation and delivery of spatial strategies and plans for urban and greenfield areas including active engagement with businesses and local community stakeholders.

We lead feasibility studies, masterplans and regeneration strategies bringing together a blend of senior level professional skills to create objective, robust and deliverable plans together with their implementation frameworks.

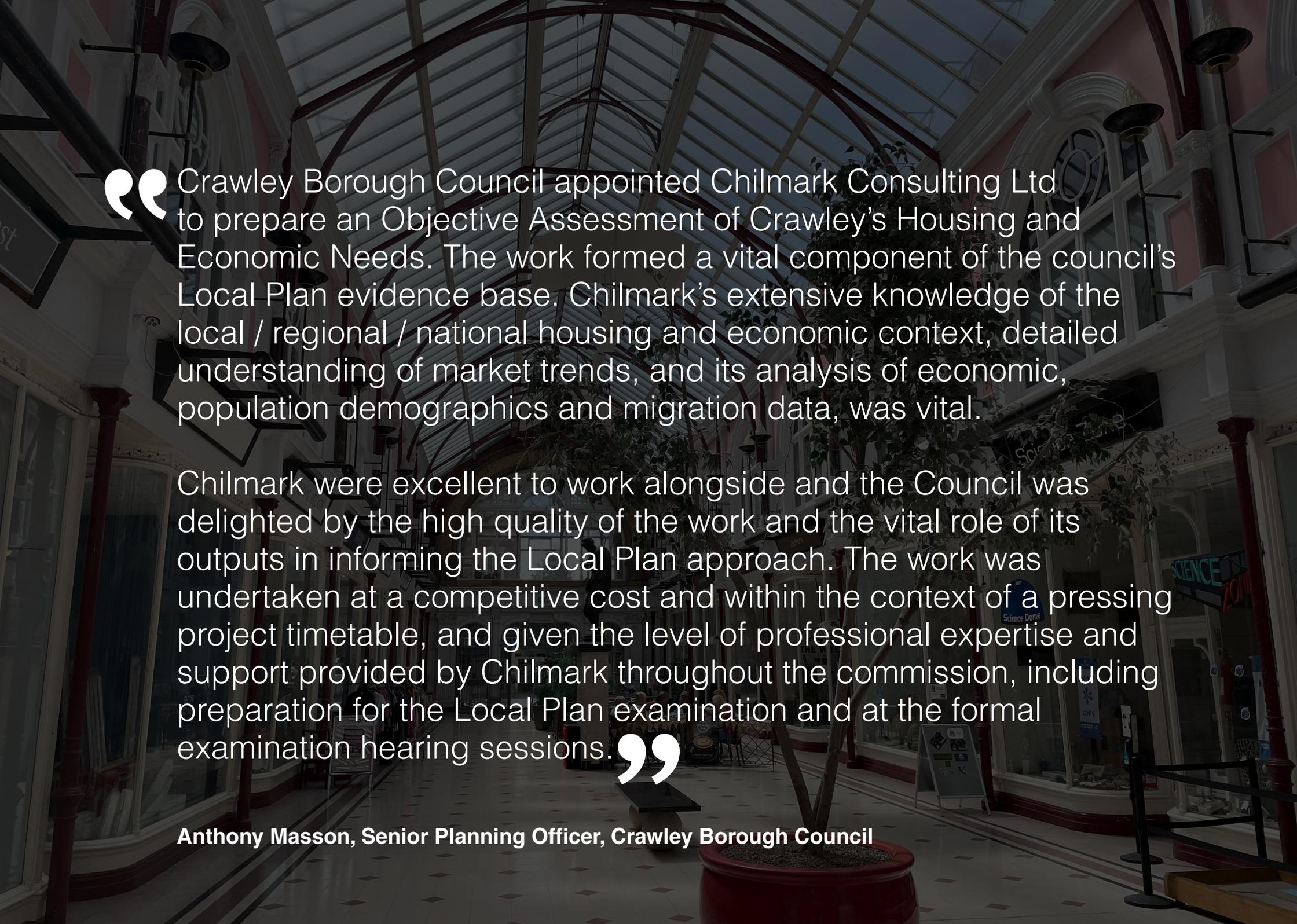
We have specialists in design, viability, land assembly, environmental matters and development finance who are expert in developing successful plans.

DELIVERY & IMPLEMENTATION FRAMEWORKS

Project delivery and implementation advice is critical to success.

We are experts in formulating delivery and action plans and in the implementation frameworks that will ensure physical, economic and social resources are effectively used.

We work with specialist partners to test viability and risk at a strategic and detailed level for development projects, plan-making and regeneration strategies.



“ Crawley Borough Council appointed Chilmark Consulting Ltd to prepare an Objective Assessment of Crawley’s Housing and Economic Needs. The work formed a vital component of the council’s Local Plan evidence base. Chilmark’s extensive knowledge of the local / regional / national housing and economic context, detailed understanding of market trends, and its analysis of economic, population demographics and migration data, was vital.

Chilmark were excellent to work alongside and the Council was delighted by the high quality of the work and the vital role of its outputs in informing the Local Plan approach. The work was undertaken at a competitive cost and within the context of a pressing project timetable, and given the level of professional expertise and support provided by Chilmark throughout the commission, including preparation for the Local Plan examination and at the formal examination hearing sessions.”

Anthony Masson, Senior Planning Officer, Crawley Borough Council

LOCAL ECONOMIES AND THE FUTURE OF TOWNS

We take a leading, expert role advising on the future of local economies and in setting out strategies for the renewal and rejuvenation of towns and their centres.

Our work brings together a wide range of planning, development, economics, housing, health and social regeneration skills to provide realistic and ambitious plans and programmes for the future of key centres and their surrounding economies.

We have built up extensive knowledge and advisory experience in creating low carbon and circular economies, the importance of securing foundation and higher skill employment growth and working to create smarter towns. Our senior professional team includes High Streets Task Force Expert Panel members.

ACTIVE ENGAGEMENT AND CONSULTATION

Communication is key and we work with our partners to drive active engagement and participation.

We advise on the engagement process, set-up the programme and lead and facilitate workshops, meetings and digital events. We are regular contributors to high-level conferences, seminars and panel debates across a wide variety of topics and themes. We understand and advise on the consultation process underpinning spatial strategies, development plans and planning applications.

We support our clients to ensure that consultation is meaningful, proactive and engaging for all those involved. Our approach and systems ensure that the outputs and outcomes from consultation work are recorded and used effectively within our client's projects especially to meet legal and policy requirements.

“ Delivering effective **collaboration**
by working together toward
common goals, objectives and
defining new opportunities ”



OUR CLIENTS

CARING FOR OUR CLIENTS

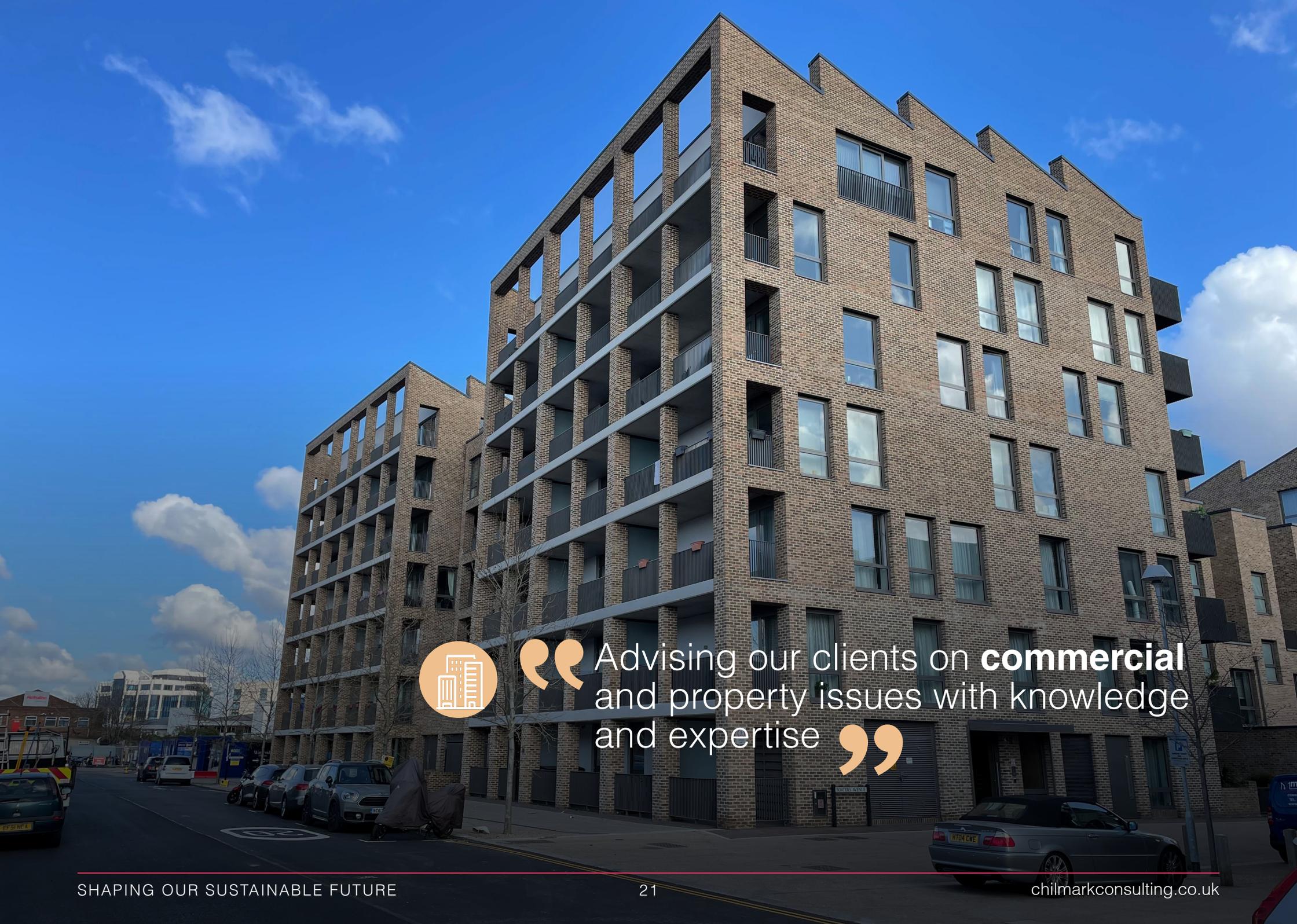
**Our clients are from the private and public sectors.
We often work at the interface between public and private
interests to maximise value for all.**

PUBLIC CLIENTS

BCP FuturePlaces	New Forest National Park Authority
Carmarthenshire Council	North Kesteven District Council
Crawley Borough Council	Powys County Council
East Devon District Council	Reigate and Banstead Council
Gatwick Diamond Authorities	Rushmoor Borough Council
Great Yarmouth Borough Council	South Somerset District Council
Horsham District Council	West Midlands Combined Authority
London Borough of Lambeth	West Sussex County Council
Mid Sussex District Council	
Milton Keynes City Council	
Network Rail	
New Forest District Council	

PRIVATE CLIENTS

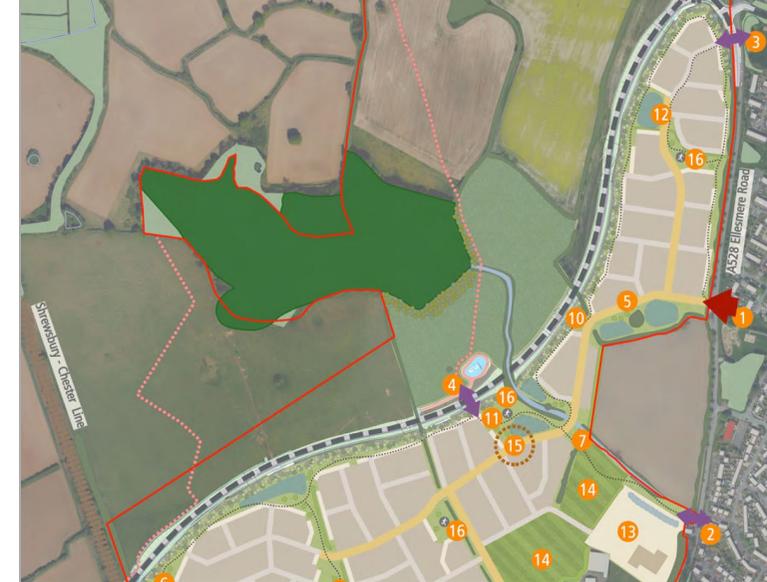
Ashill Regen Ltd	Hartmires Investments Ltd.
Atlas Partners	Hillier Nurseries
Ballymore Group	Mactaggart and Mickel
Barwood Land and Estates	Obsidian Strategic
Bespoke Property Group	PSB Engineering
BlackOnyx Group	Red Kite Securities
Blackrock UK Property Fund	RER London Ltd
Bruern LLP	Sir Robert McAlpine
Campbell Buchanan	Six Star Property
Carter Jonas	Social Housing & Planing
Charterhouse Strategic	Surplus Property Solutions
Child & Child	Sustainable Amesbury
CORE Consult	Taylor Wimpey
Churchill Property Developers Ltd.	U+I PLC
Davis Meade	United Properties Ltd
Fairfax Properties	Wild Beer Company



Advising our clients on **commercial** and property issues with knowledge and expertise



OUR SUCCESS STORIES



DEVELOPMENT PLANNING AND SITE PROMOTION

ROYAL BATH & WEST SHOWGROUND

Client: Red Kite Securities and Wild Beer Company

CCL was the appointed as the planning advisor and project lead to secure planning permission for a new HQ and brewery with restaurant facilities for the Wild Beer Company on part of the Royal Bath and West Showground near Shepton Mallet.

Work involved all aspects of the planning process from initial feasibility, pre-application discussions and the preparation and submission of technical documentation for the planning application. Consent was granted by Mendip District Council.

This permission sits alongside other planning consents secured at the Showground by CCL including a new special school for 140 pupils; and creation of a Local Development Order for a part of the overall Showground site.

LAND EAST A46, PAINSWICK

Client: Charterhouse Strategic Land

CCL was instructed by Charterhouse Strategic Land to undertake the planning promotion of land in Painswick, Stroud District for new residential development.

CCL has provided planning advice in relation to the site's promotion, representations to the District Council concerning the Local Plan review and preparation of evidence to support allocation and ultimately the grant of planning permission for the site for new residential dwellings.

ELLESMERE ROAD, SHREWSBURY

Client: Crosshills Consortium & Mr Phillips

CCL are retained planning and strategy advisors for multiple landowners involved in the promotion and development of a 75 Ha+ area of land on the western side of Shrewsbury, Shropshire.

CCL have provided strategic and detailed planning advice for the long term promotion and development of a new urban extension since 2014. This has involved Local Plan promotion, site analysis, advice and support for the preparation of a site concept masterplan and prospectus, involvement in technical consultant appointments and in developer partner selection.



REGENERATION STRATEGY AND DELIVERY FRAMEWORKS

HOLES BAY PLANNING STRATEGY, POOLE

Client: BCP FuturePlaces

CCL was instructed by BCP FuturePlaces to prepare an independent opinion as to the planning parameters and overall planning strategy that will drive a creative, place-based approach for the regeneration of the Holes Bay site as part of the ambitions to revitalise Poole Town Centre and its surroundings.

The site is an extensive 16 hectare previously developed area of land, formerly the location for Poole's coal fired power station until its demolition and clearance in the early 1990s.

The Planning Strategy work included: reviewing and assessing the planning context and background for the site; examining and advising on the potential planning constraints, risks and opportunities; and advising on necessary further investigations.

MID SUSSEX SCIENCE AND TECHNOLOGY PARK FEASIBILITY AND DELIVERY STRATEGY

Client: Mid Sussex DC and West Sussex CC

CCL was the lead consultant with project leadership, management and overall responsibility for the preparation of a comprehensive development concept and feasibility for 100,000 sq.m of new science and technology park near Burgess Hill in Mid Sussex.

The project was supported by Coast to Capital LEP, Greater Brighton City Deal and West Sussex County Council.

CCL led all aspects of the economic development, projection modelling and planning, design and delivery financing work.

NORTH QUAY AREA SPD, GREAT YARMOUTH

Client: Great Yarmouth Borough Council

The commission focused on the preparation of a concept and development feasibility masterplan for the 4 Ha waterside mixed industrial and residential area at a critical location between Great Yarmouth Town Centre and the main railway station.

The SPD was drafted by CCL together with delivery and viability advice for the Council to support a comprehensive regeneration programme and creation of an appropriate development vehicle to drive delivery of circa 350 new homes and related new open spaces, waterfront walkways, public squares and an enhanced level of connectivity for the town centre and railway station.



ECONOMIC DEVELOPMENT

SOUTH SOMERSET ECONOMIC DEVELOPMENT STRATEGY

Client: South Somerset District Council

CCL was instructed to prepare the new Economic Development Strategy for the ten year period 2018-2028.

The geographical scope of the Strategy was focused on South Somerset, but with a wider sphere of influence and spatial dimension necessary in order to place the District within the sub-regional and regional/national economic context.

The Strategy now forms the overarching economic plan for the area. Subsequent work by CCL looked at developing a circular economy across the district.

RUSHMOOR STRATEGIC ECONOMIC FRAMEWORK

Client: Rushmoor Borough Council

CCL worked to create a new Strategic Economic Framework for Rushmoor Borough Council.

The commission included extensive analysis of the current and likely future economic development potential for the Borough coupled with direct discussions with local businesses across a wide range of key sectors.

The Strategic Framework incorporates a detailed projects and interventions action plan to support growth, new investments and to enhance the provision of skills, training and workspaces in Aldershot and Farnborough.

HORLEY BUSINESS PARK: STRATEGIC EMPLOYMENT AREA

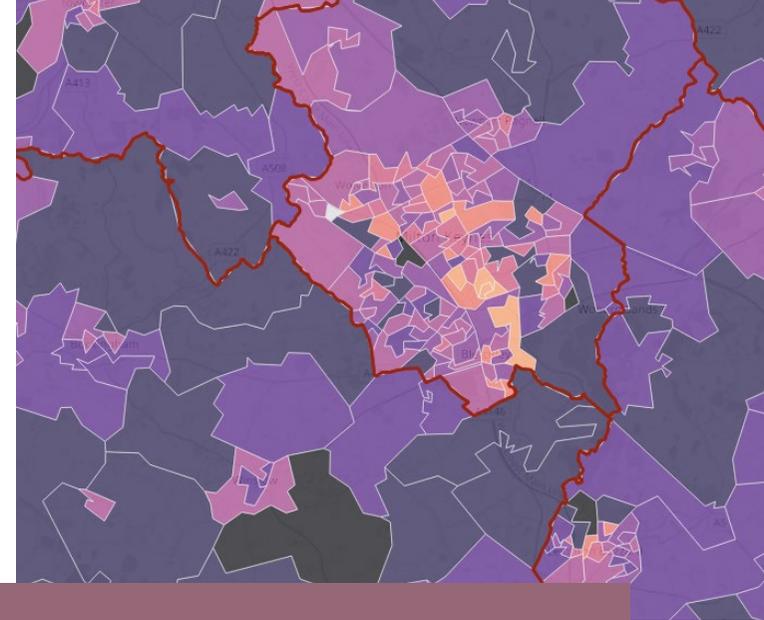
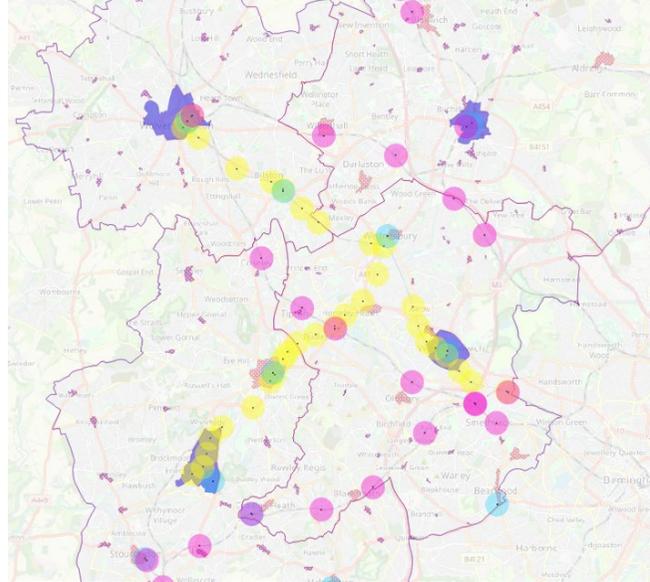
Client: Reigate & Banstead Borough Council

CCL was commissioned by Reigate & Banstead Borough Council to assess the market needs and demands and to build up the planning policy impact assessment case for 83 Ha of new commercial floorspace and innovation/incubator development to the north of Gatwick Airport.

The work included quantitative and qualitative assessment of market demand, local and national/international inward investment potential and a detailed assessment of economic impacts and planning potential/risks arising from the scheme.



West Midlands Combined Authority



EVIDENCE BASE

WEST MIDLANDS LOCAL PLANS, HOUSING PROVISION AND SUPPLY MONITORING

Client: West Midlands Combined Authority

CCL was retained by the West Midlands Combined Authority (the West Midlands Mayor) to review and assess progress in the update of individual local authority development plans and especially the progress in each area to provide new housing.

The Combined Authority has an agreed Housing Deal with Government to drive the delivery of 215,000 new homes in the West Midlands by 2031. CCL's ongoing performance review is coupled with specific analysis and advice concerning housing delivery, risk and viability in individual areas.

BLACK COUNTRY BROWNFIELD LAND STUDY, WEST MIDLANDS

Client: West Midlands Combined Authority

CCL was commissioned by the West Midlands Combined Authority to prepare an independent assessment of the brownfield land capacity for housing in the Black Country. The Final Report was submitted by WMCA to the Black Country local authorities to inform the preparation of the subsequent stages of the Black Country Plan.

The principal objective of the study was to identify whether there was any additional brownfield land available and to quantify the sources of any additional capacity for housing development. It also considered, at a strategic level, what additional steps might be needed to bring forward any such development opportunities. The study examined the potential to increase densities, particularly in town centres and growth corridors in the Black Country area.

BLETCHLEY & FENNY STRATFORD RESEARCH

Client: Milton Keynes City Council

CCL working with Understanding Data was instructed by Milton Keynes City Council to prepare a comprehensive Databook and Research Report covering demographic, economic, housing, environment and infrastructure trends and indicators in the Bletchley area of Milton Keynes.

The main aim of the work was to support ongoing initiatives to attract and retain business investment into the area and make effective use of available sites and land for economic growth and development.

Work involved the collation, synthesis and analysis of an extensive range of public and bespoke datasets drawing out key characteristics and themes.



TOWN CENTRE / FUTURE OF TOWNS

BESCOMBE TOWN CENTRE

Client: BCP FuturePlaces

CCL was commissioned by BCP FuturePlaces to prepare a headline planning development strategy for Boscombe Town Centre and surrounding area.

Boscombe Town Centre and surrounding area is a key service centre within the Bournemouth, Christchurch and Poole area. The Town Centre includes an extensive range of retail, leisure, residential and commercial activities in need of rejuvenation and investment.

CCL's work provided a clear review and analysis of policy and guidance, input to design and development workshops and the preparation of a forward planning strategy for the town centre area. It shows a clear route for support and growth for the centre and how challenges faced can be addressed working with public partners, businesses and individuals.

POWYS TOWNS INVESTMENT PLANS

Client: Powys County Council

Powys Council commissioned Owen Davies Consulting together with CCL to develop a series of new and updated plans to support the economic recovery and growth of the county's towns. The Team worked with five towns (Builth Wells, Rhayader, Llanidloes, Ystradgynlais and Llanwrtyd Wells) to identify the priorities and to prepare a vision for their economic growth and prosperity with action and delivery plans guiding future investment priorities.

The commission included extensive baseline development, draft plan preparation, engagement with a wide range of statutory and community / business stakeholders (face-to-face and using web-based consultation tools) to provide a clear future growth strategy and key actions / delivery interventions in each town.

WINCANTON TOWN CENTRE

Client: South Somerset District Council

CCL led a multi-disciplinary team appointed by South Somerset District Council to produce a Strategy and Action Plan for Wincanton town centre with the underlying objective to boost footfall, create a more economically vibrant centre and support future regeneration aspirations.

The Strategy and Plan are now being taken forward to deliver key projects in partnership with the Town Council and local businesses.

Further work has focused on public realm enhancement and re-use of vacant buildings in the town centre.



Working in
confidence
and positivity to
achieve the best
possible results
for our clients



GET IN TOUCH

HOW CAN WE HELP YOU?

Call us or email, we look forward to hearing from you.

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