

A photograph of two hands reaching towards each other against a blue sky with white clouds. The top hand is slightly curled, while the bottom hand is open and palm-up. The text is overlaid on the right side of the image.

Rural Solutions -
Guiding you Through
the Planning Process

...we can help

Working nationally since 1995, Rural Solutions helps clients to deliver their planning objectives within the Company's 'Concept to Completion' service.



■ Renewables

- Client:* Novera Energy/Arcus Renewables
- Commission:* Planning Statement to support planning application for four 132 metre wind turbines near Northallerton
- Details:* Full review and assessment of all environmental, social and economic studies and production of detailed planning policy report (Planning Statement)
- Outcome:* Permission granted



■ Farm Buildings

- Client:* Private client, Nottinghamshire
- Commission:* To secure in perpetuity planning permission for group holiday accommodation
- Details:* In a very short timescale, the required coordination of professional services, discharge of planning conditions and commencement of construction on site before planning permission lapsed
- Outcome:* Conditions discharged, commencement of build



■ Residential

- Client:* Private Estate landowner in the Cotswolds
- Commission:* Large, new, replacement country house of 33,000 sq ft - stables, leisure facilities, staff accommodation
- Details:* Cotswolds AONB, listed building, parkland landscaping
- Outcome:* Planning permission granted (in association with Yiangou Architects LLP)



■ Leisure and Tourism

- Client:* Private client, Scotland
- Commission:* Planning advice and application submissions to secure major new build extensions to approved holiday accommodation scheme and new marina scheme
- Details:* Site in grounds of a Listed Building, on shores of Loch Ness and in mature woodland
- Outcome:* Permissions secured



■ LDF Strategy

- Client:* Private client, Huddersfield
- Commission:* To secure residential allocation within a 25 hectare area of land through the LDF process
- Details:* Detailed research and representations on call for sites and Core Strategy. Competition assessment and deliverability, developability and suitability assessments
- Outcome:* Stage 1, succeed in influencing Core Strategy Settlement Strategy to the benefit of the proposed allocation



■ Landed Estates

- Client:* Hawswick Moor Estate
- Commission:* Conversion of barn to gamekeeper's accommodation to serve grouse moor and shoot
- Details:* Application site within Yorkshire Dales National Park and Conservation Area; full appraisal demonstrating PPS7 tests
- Outcome:* Permission granted



■ Commercial

- Client:* Private client, Oxfordshire
- Commission:* Negotiate planning and listed building consent for the conversion of farm buildings into rural offices
- Details:* Delivering a 21st century rural office scheme into an existing well developed rural office market place
- Outcome:* Full planning consent granted and scheme developed and fully let



■ Land Use

- Client:* Nuclear Decommissioning Authority
- Commission:* Ongoing review of land and property assets including advice on housing, leisure and employment uses
- Details:* Site specific assessments on development options - eg. sites at Bradwell, Oldbury, Windscale
- Outcome:* Advice to enhance market sale of property

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**Please do not hesitate to contact Duncan Hartley on 0845 026 7914
for an initial review of your planning needs**

**“It is our objective to add certainty where there is
doubt and unlock the dormant potential of land and
buildings using our considerable planning expertise.”**

 **Rural Solutions
Planning**