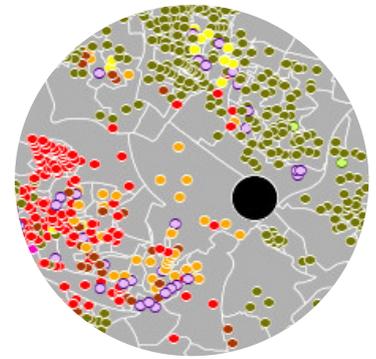


Site Finding and Appraisal

Covid-19 creates practical challenges for those seeking to identify and promote potential development sites, particularly in the residential sector. But these difficulties sit alongside opportunities for well-resourced developers to take on new sites and projects. Drawing on our local knowledge and datasets, Lichfields can help identify opportunities for promotion and give realistic advice on the best route for securing an allocation and permission.



Lockdown challenges

- Conducting site visits
- Delay to local plan timescales including examinations
- Ability to engage effectively with LPAs
- Economic downturn leads to lapsing of land options/promotion agreements

For more information please contact your local Lichfields Office.

Getting ahead

When the lockdown lifts and economy restarts the immediate concern will be how to release value from current land opportunities and find new sites with prospects in the medium to long term.

For current sites, the crisis means challenges for promotion strategies – can on-site surveys or traffic counts be carried out as scheduled? When can we have a pre-app meeting? Are LPA deciding on applications and local plans as usual? The delays could cause commercial difficulties in some cases, and a clear planning strategy for the timely release of these sites will be critical.

Looking ahead, Government will undoubtedly expect construction to help drive economic recovery and the crisis will present opportunities for those with resources to weather the storm. Will Covid-19 delays result in options lapsing or developers being unable to fulfil their promotion commitments? Will landowners/developers be looking for new joint venture partners? Will the downsizing of existing commercial activities mean new sites become available for development? Will the delay in implementing existing residential permissions or securing allocations increase the pressure for more land release to sustain a five-year land supply in future?

Now is the time to take-stock and plant the seeds for future success.

How can Lichfields assist?

Lichfields is regularly asked to help identify potential development opportunities for promotion through local plans and planning applications and to provide the planning route map realising the potential.

For those with current sites, we can prepare a feasibility study to re-evaluate its prospects and timescales in light of changes arising from the Covid-19 crisis.

For those on the lookout for new opportunities, we can prepare 'deep dive' reviews to unearth sites in individual districts, through to more strategic assessments identifying potential across regions and growth corridors.

Much of this can be desk-based, drawing on our suite of spatial analytics tools, with specific services including:

- GIS-based site finding;
- Horizon scanning for need and land supply crunch points
- Planning feasibility studies of existing and prospective land assets
- Updating planning promotion strategies

Any combination of these core services can be applied across all sectors and regions of the UK, providing our clients with a strategy on where and how to target growth as we emerge from the lockdown.

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