

# Monitoring COVID-19 Lockdown

Whether you're an operator, funder, developer or purchaser, understanding the activity of others can be a critical tool for informing investment decisions. We undertake a range of monitoring activities to ensure our clients are aware of the opportunities and challenges arising through the planning system. Engaging in either or both the plan-making and planning application aspects of the development process can add important value to your business strategies.



## Lockdown challenges

- Slower rate of policy-making with postponed public consultation
- Delays to or restrictions in validating, uploading and determining new planning applications
- Potential for reduced communication across the LPA teams

**For more information please contact your local Lichfields office.**

## Getting ahead

Many of our clients are still preparing and submitting planning applications. At the same time the consideration and determination of third-party applications carries on at most planning authorities; reflecting the emphasis at a national level that the construction industry will be a driver of the economy once this COVID-19 crisis passes.

Similarly, for plan-making, many local authorities remain under pressure to ensure they have an up to date development plan in place. Where pending consultations were postponed these will need to re-commence these as soon as possible. Others though are pressing ahead with online consultation and evidence gathering. Together with non-development plan documents (i.e. CIL schedules and supplementary planning documents), work within policies teams has not stopped.

With everyone operating on shifting sands it can be an ideal time to take stock of investment strategies and consider if there is a need to start or enhance the monitoring of activities in locations or sectors of interest, providing you with opportunities now or when the current emergency has passed.

## How can Lichfields assist?

Lichfields can scope a bespoke programme of monitoring to meet your individual needs tailored to your asset strategy. This will draw upon our access to proprietorial datasets and ongoing engagement with relevant planning authorities. Monitoring need only be part of the jigsaw. We can also:

- Align the plan monitoring activity with site acquisition and promotion strategies;
- Advise on the planning implications for your growth strategies and spatial investment decisions;
- Respond to emerging policy documents to seek an appropriate and constructive basis for development;
- Consider opportunities to respond to planning application consultations;
- Undertake due diligence exercises on submitted applications; and,
- Represent your planning interests at 3rd party meetings.

All our outputs are adapted to meet your needs, from a simple spreadsheet to full GIS capability. These can be combined with our graphics service to help communicate key messages for Board meetings and wider investment presentations.

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