

# OUR CAPABILITIES SCOTLAND PLANNING

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## **Bidwells is a market leader in planning services, delivering a diversity of projects across the UK.**

Our planning division is among the largest in the country, offering a full scope of specialist skills demanded by the modern planning system, working closely with our colleagues in the heritage, socio-economics and well-being, economics, EIA and urban design teams.

We work in a multi-disciplinary environment which gives us unparalleled insight into the dynamics of commercial, residential and rural development. As a result, we are able to take a commercial view on all aspects of the planning process, which clients find hugely valuable.

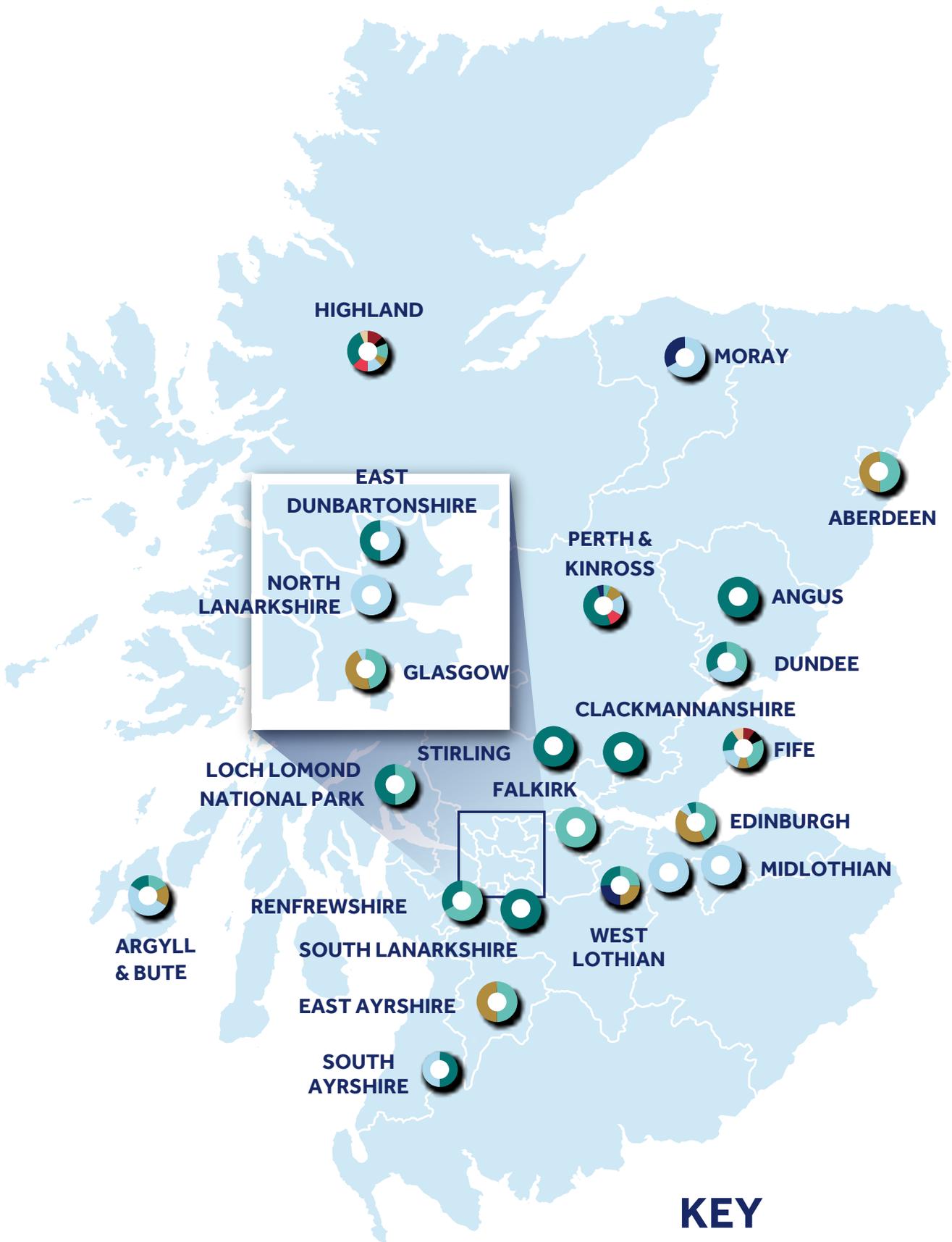
Our partner-led service will bring market insight, industry expertise and strategy to your project whilst keeping an eye on the basics to make sure we get these right and deliver a professional result .

With three offices located across Scotland and a further eight in England, Bidwells' planning division is in a unique position to assist investors, landowners, homeowners, developers and businesses to maximise their property potential.

### **GLENFINNAN VIADUCT**

Detailed planning consent in six weeks for a new junction, car park and footbridge to accommodate increasing numbers of Harry Potter fans.





## KEY



# THE PERFECT FIT

Bidwells has an established multi-disciplinary planning division that embraces a holistic approach from heritage, the environment and environmental impact, socio-economics, community engagement and well-being to urban design, master planning, landscape architecture, development and tourism.

Our services are supported by our own in-house Well Informed Research (WIRe) team that focuses on issues affecting planning now and in the future. When linked to the wider services that our multi-disciplinary firm provides, and our network of offices across the UK, this enables us to provide sound and robust advice drawing upon an awareness of commercial, physical and political factors.

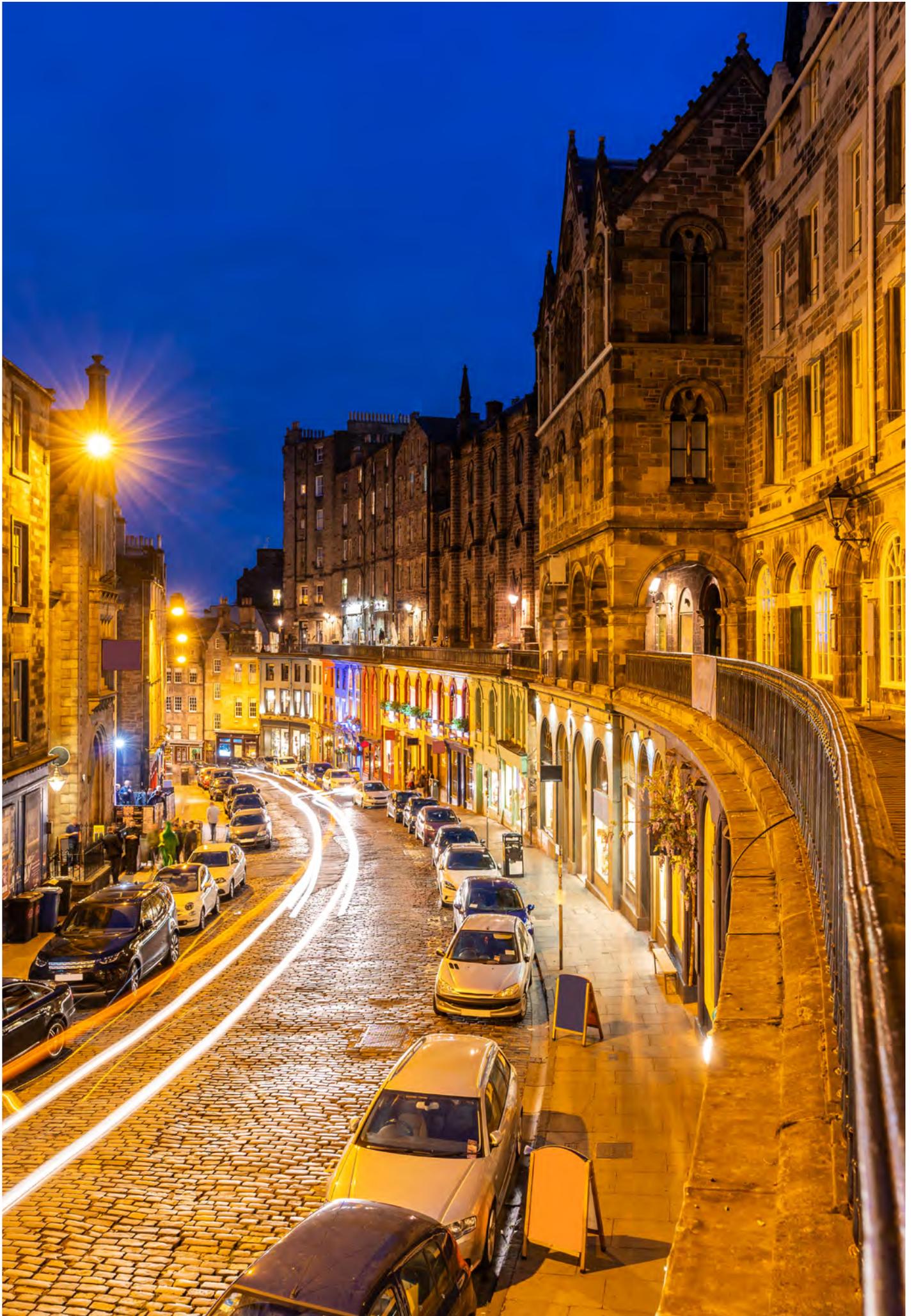
We adopt a tailored approach to every project and this will ensure that we fully understand your end goal. We can provide a comprehensive standalone service or complement your existing in-house resource and each of our services can act independently too. Whichever approach is best for you, our first priority is to fully understand what you are seeking to achieve and provide the best advice and strategy to attain it.

We are embracing ever-evolving digital communications and as more of our working practices go online, we are engaging with virtual planning committee meetings and constantly developing our digital engagement such as online community consultations as part of our suite of competencies.

## **STONEGATE PUB CO**

Acting as consultant for Stonegate Pub Co delivering planning, listed building, conservation area and advertisement consents for their portfolio of bars and restaurants in Scotland.





# HOSPITALITY AND LEISURE

We have a specialist team of planners advising the leisure licensed trade, with over 150 years of combined experience. We assist our clients to achieve workable planning permissions in good time and closely align our services to nationally renowned licensing law practices. We have an unrivalled knowledge of the industry and understand our clients' operational needs.

We represent many national high street pub, restaurant and take-away chains, Michelin Star chefs, hotel operators and independent entrepreneurs and have fostered long term relationships with key players in the industry.

From site identification to opening, we can add value and strong support to help clients achieve their goals.

## BAR HOME

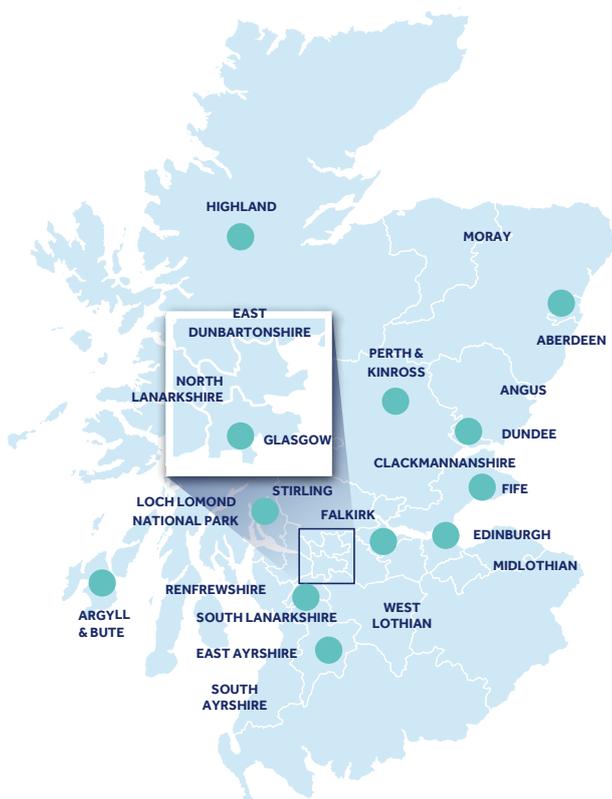
We obtained listed building and advertisement consents for replacement fascia signage to a Grade B listed building in Glasgow's thriving Merchant City for Bar HOME on behalf of our client, Stonegate Pubs Co. To enable this, we prepared comprehensive listed building and advertisement consent applications which provided rationale for the replacement signage.

The applications benefitted from detailing supporting analysis to highlight compliance with policy and we worked collaboratively with the client's signage company to achieve a design outcome.

Close monitoring of the applications throughout the determination period enabled Glasgow City Council to issue both consents within their statutory deadline of eight weeks which met our client's tight development programme.

## STONEGATE – EDINBURGH, GLASGOW, ABERDEEN, FALKIRK, INVERNESS

Our planning team is retained as the Stonegate Pub Co's planning advisor and, to date, has delivered planning consent for 17 of their food and drink outlets in Scotland. Much of the company's portfolio of bars and restaurants has required listed building and advertisement consent and some have been located in Conservation Areas and World Heritage site. Each project has required close consultation with the relevant planning authorities and delivered in line with our client's tight development schedules.





### THE CHANTER AND THE SLUG & LETTUCE

In just seven weeks we obtained Listed Building and Advertising consents for the installation of a fascia sign, projecting sign, internally illuminated menu poster display and internal vinyl graphic behind a window, all to replace existing installations to a Grade A listed building in an Edinburgh World Heritage site.

Following submission of the applications we maintained a close dialogue with the planning officer and closely monitored the applications' progress which led to a very timely, positive decision. Listed building and advertisement consents were granted by the City of Edinburgh Council through their fast track decision making powers.



### WALKABOUT

Following the negative planning history before Bidwells' involvement, we delivered a positive outcome which met the client's tight development programme to reopen the Walkabout venue in Renfield Street, Glasgow with its rebranded image. We undertook a pre-application consultation with Glasgow City Council, followed by the submission of an advertisement application.

Due to pressing project timescales and the negative project history, we maintained a very close dialogue with the planning officer from the pre-application's stage, to the application's determination and through to a very timely, positive decision.

### 9-ROUNDS GYM - GLASGOW

Bidwells was instructed to prepare change of use, listed building and advertisement consents in respect of a Grade B Listed building for 9Rounds Gym in Glasgow's popular Merchant City.

We prepared comprehensive applications and justified the change of use of a retail premises to leisure, which provided rationale for the replacement signage.

Supporting analysis was provided which benefitted the application by highlighting compliance with policy. Noise impact was an important consideration to be addressed and overcome due to the office space above the application site.

The team worked collaboratively with the client's signage company to achieve a design outcome and closely monitored the application throughout the determination period, enabling the local authority to issue the three consents within their statutory deadlines





### **STONEFIELD CASTLE HOTEL – LOCH FYNE (ARGYLL & BUTE COUNCIL)**

Bidwells' planning team won an appeal to extend the time period to comply with an advertisement enforcement notice issued by Argyll & Bute Council (ABC).

ABC served the notice on Overview Estates Limited for the removal of two unauthorised roadside signs advertising the 4-star Stonefield Castle Hotel near Loch Fyne. The very short time-scale given by the Council could have had a significant impact on the hotel business which is dependant on roadside advertisements.

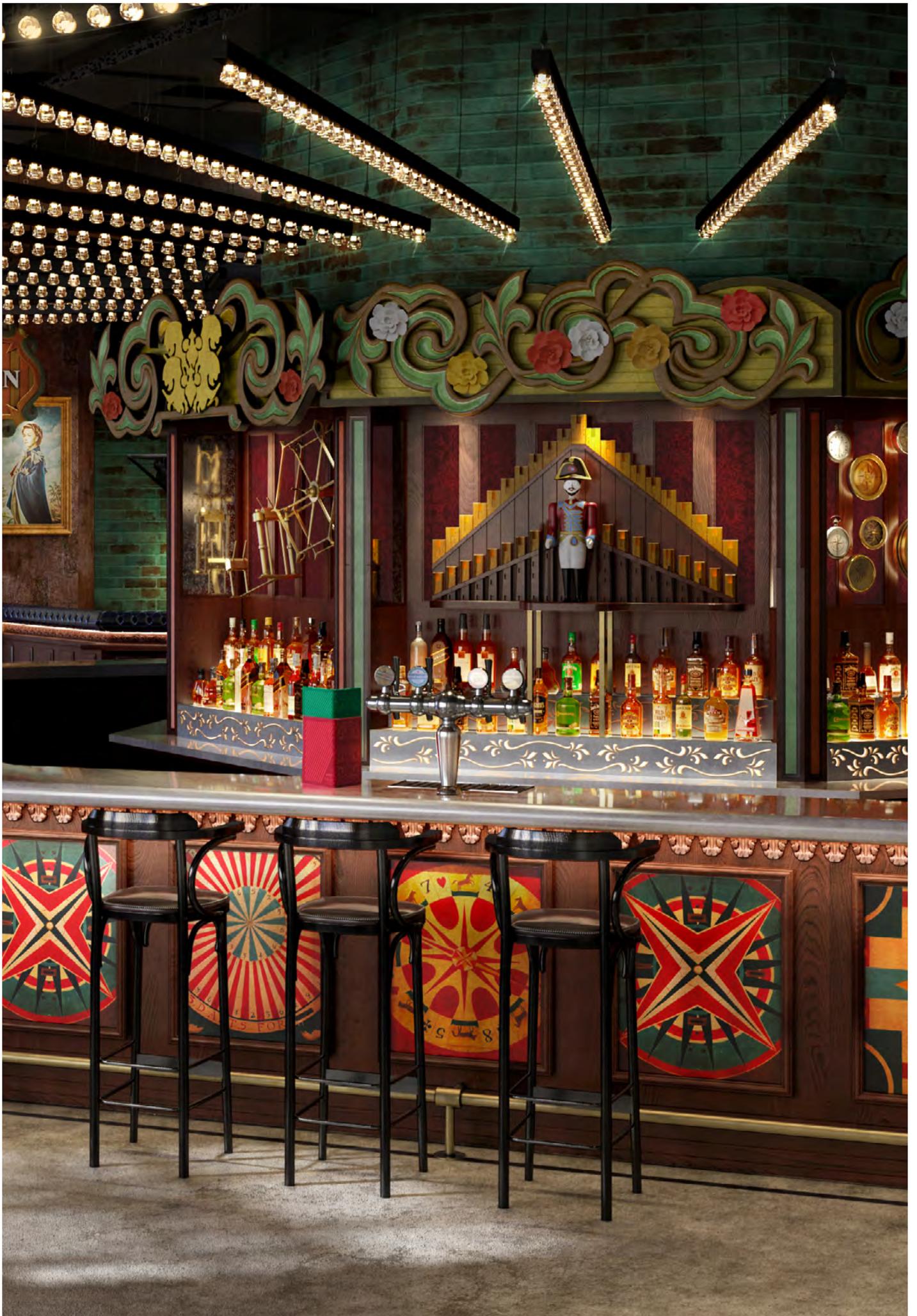
Bidwells disputed the time-scale and then agreed with ABC through the appeal process to extend the date for compliance with the enforcement notice. This time-scale was then successfully extended by the Reporter of the Scottish Government's Planning, Environment and Appeals Division.

This urgent instruction meant the planning team had to prepare and lodge the appeal within the final week of the statutory time-scales. The appeal was made on behalf of a new client who acts on behalf of Overview Estates Ltd and this success brought about other business opportunities in the hospitality sector throughout Scotland.

### **BALLATHIE HOUSE HOTEL - PERTH**

The Scotland planning team secured an instruction from the owners of Ballathie House Hotel – a 4-star country hotel in Perthshire - to progress a major planning application for 75 self-catering lodges within the grounds of the Category B listed building and comprised EIA screening and pre-application engagement with Perth & Kinross Council and consultees, in advance of an online public engagement process before the submission of a major planning application.



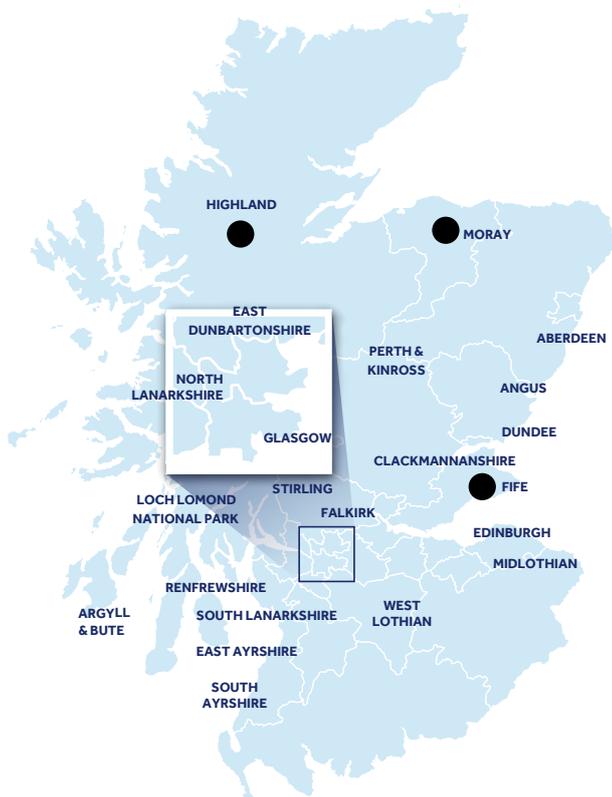


# ENVIRONMENTAL IMPACT ASSESSMENT

Minimising the environmental impact of our clients' proposed developments is something we take seriously and are recognised by the Institute of Environmental Management and Assessment as being at the forefront of good practice and expertise in EIA. This is reflected by our EIA Quality Mark Accreditation.

We embed EIA principles and considerations into our planning work from the outset so that project designs can be adapted to minimise risk, maximise positive planning outcomes and promote cost effectiveness.

Our clients partner with us for our expertise, commitment to best practice and exceptional results.



## LONGANNET POWER STATION – FIFE

Demolition contractor Brown and Mason (BAM) appointed our planning team as lead consultant and project manager for the preparation of an Environmental Report for the demolition of ScottishPower's Longannet Power Station in Fife.

The power station was the second largest in the UK until its closure in March 2016. The objective of the Environmental Report was to demonstrate to Fife Council that the facility could be demolished using Permitted Development Rights (PDR) under The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011.

The boiler house of Longannet power station was demolished by controlled explosion in February 2021.



## **GLEN TARFF – FORT AUGUSTUS**

Our team submitted a retrospective planning application and EIA for the widening of a remote access track through ancient woodland in a Site of Special Scientific interest (SSSI) at Glen Tarff, Culachy Estate, Highland.

The Highland Council (THC) had served an enforcement notice on the landowner following unauthorised works and the significant environmental impact on the SSSI. As part of the planning application an EIA was required to demonstrate that the impacts could be reversed and compensated for within the immediate environ through a specific regeneration of woodland species.

Bidwells managed extensive dialogue between statutory bodies THC and Nature Scotland (then Scottish Natural Heritage), Scottish Environmental Protection Agency (SEPA), an ecological consultant and civil engineer to reach a positive planning outcome and removal of the enforcement action.

This positive outcome has enabled the landowner to continue the management of their sporting estate with improved accessibility to the more remote areas.



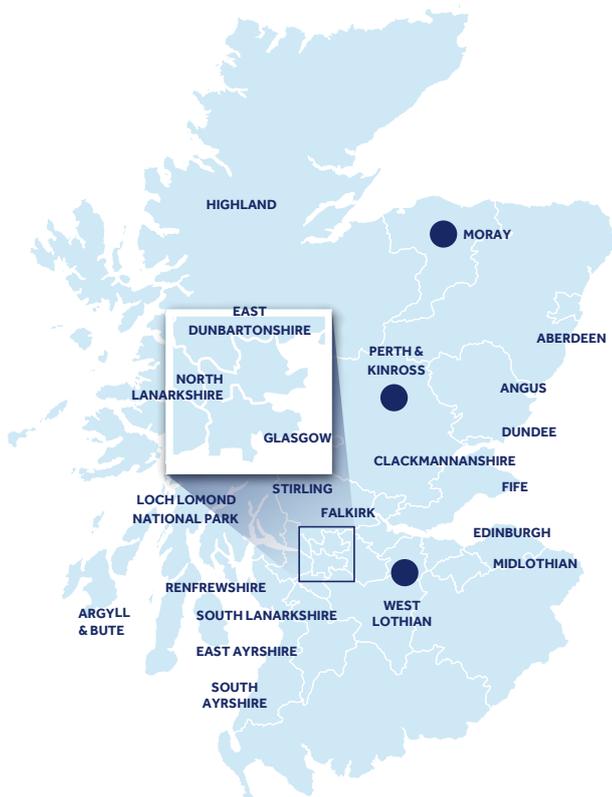
# FOOD & DRINK PRODUCERS

Scotland rightly has a world-renowned reputation for creating excellent and innovative produce. We recognise the importance of being equipped to deal with market demands and the ability to keep up to date with consumer trends.

Our market knowledge and contacts within the planning system means that producers will benefit from our responsive and successful service. We will take the strain of the planning process and work with producers from inception of their business ideas. We have an excellent reputation for delivering positive planning outcomes in a timeous manner.

Our planning team has worked with major whisky producers and suppliers to explore expansion opportunities and are involved with various poultry farm sites.

In both rural and urban contexts, we can provide focussed planning expertise, allowing producers the time to produce.



## SIMPSONS MALT LTD – ROTHES

Simpsons Malt Ltd has instructed Bidwells to support them through achieving detailed planning consent for a malt producing facility at Rothes. This involves pre-application consultation, screening and scoping of EIA with Moray Council, consultees and key stakeholders, an online public engagement exercise and co-ordinating the preparation and submission of the EIA and major planning application on an unallocated site on the edge of the town.



### **PERTSHIRE POULTRY FARM**

We provided planning consultancy services for a pedigree poultry layer breeding farm for an international client. In doing so we overcame significant, high profile objectors to the satisfaction of the planning authority and councillors and ultimately obtained planning permission for a high security poultry farm in Perthshire.

The process involved submitting a major development planning application; engaging with Perth & Kinross Council Planning department, key stakeholders and the wider local community and; utilising a proven network of contacts to the benefit of the client

The project enabled significant financial investment to rural Perthshire and allowed the client to diversify their operational risk by establishing a presence in a new geographical area.



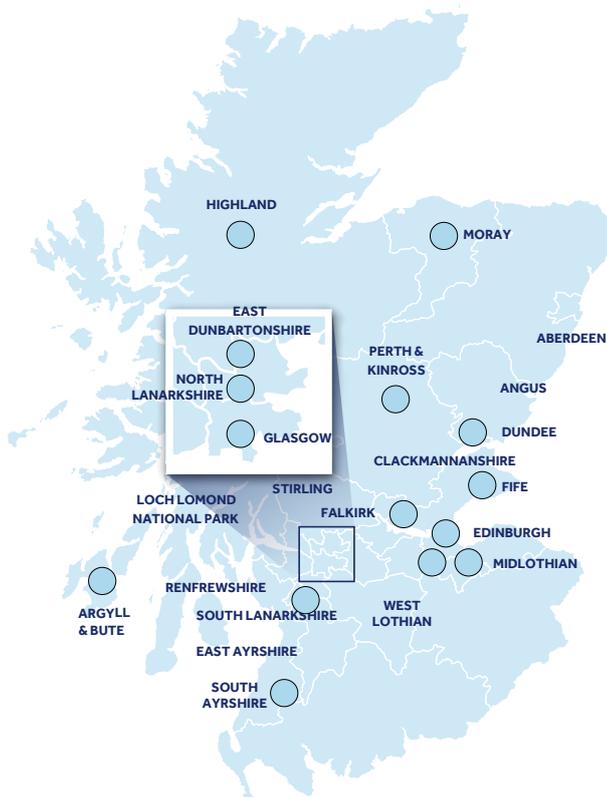
# RETAIL & COMMERCIAL

We have many years of experience working with commercial and retail clients from single High Street units to developers of a major retail park. But regardless of the landscape, we're unstinting in our delivery of excellent service and unrivalled market knowledge which delivers successful long-term and short-term planning gain to meet our clients' business needs.

Our individual knowledge and expertise is backed by Bidwells' in-house research, providing an unparalleled understanding of the market and we act for numerous High Street brands throughout Scotland, England and Wales. They benefit from an end-to-end consultancy service from initial planning and due diligence, through to project management, surveys, acquisitions and disposals.

Recent projects have included petrol stations, drive through coffee shops, 50,000 sq ft food and non-food retail spaces and distilleries.

Across the UK, Bidwells' projects and high-profile clients are testament to our exceptional service: these include investment groups such as Peel Land and Property, supermarkets such as Marks & Spencer, LIDL, Waitrose and Tesco, café, restaurant and pub chains such as Stonegate Pub Company, Costa, Leon, Caffè Concerto, Ask, Byron, Zizzi, Pizza Express, Gordon Ramsay Holdings, Wagamama, KFC, Fullers and hotels such as Holiday Inn Express, Premier Inn and Accor. High Street retailers include Argos and H&M.



## MAJESTIC – EDINBURGH

Our role was to submit an advertisement application as part of Majestic Wine's national rebranding programme. Advertisement consent was received with six weeks through the City of Edinburgh Council's 'Fast Track' service. The client was quickly able to display their re-branded company image on a main arterial route leading in and out of Edinburgh city centre.



## **PEEL LAND & PROPERTY GROUP – EDINBURGH**

As part of a long-term strategy of advising our client Peel Land & Property Group, we obtained permission from Midlothian Council for Marks & Spencer to convert a 20,000 sq ft unit at Straiton Retail Park on the outskirts of Edinburgh allowing it to open its first 'renewal' concept store in Scotland.

The planning consent will enable M&S to relocate from an existing 10,000 sq ft unit and allow them to stock and sell their complete range of food and drink goods all under one roof.

A further instruction from Peel Land & Property followed for a change of use of a vacant non-food unit to food use within the lower terrace of the same retail park.

Planning permission had previously been granted for alterations and redevelopment opportunities at the retail park when Bidwells was instructed to prepare and coordinate a planning application for an alternative and improved layout and design, consisting of a terrace of 10 retail units on a prominent roadside frontage of the park.

Detailed planning permission for 4,691m<sup>2</sup> of Class 1 non-food floorspace representing a 60% increase in the amount of floorspace had previously been granted on the site and subsequent planning applications have allowed the change of use of two of the consented units to a mix of Class 1, Class 3 and takeaway use in order to satisfy new tenant requirements.



### **HOPEMAN SERVICE STATION, HOPEMAN / FINDRASSIE MASTERPLAN – ELGIN**

Moray Council instructed Bidwells to review and independently comment on:

- A retail planning statement in support of a planning application to demolish an existing service station and garage and erect retail units, a light industrial unit and two blocks of residential flats at Hopeman Service Station and;
- Retail guidance prepared by chartered surveyors on behalf of a housebuilder for the provision of semi-detached residential units on land allocated for mixed use ground floor units at the principal gateway to Findrassie.

The chartered surveyors' argument was 900 houses would have to be developed before retail development would be viable, despite the masterplan having planning approval.

We provided Moray Council Planning department with an experienced and objective retail planning resource which supports their determination of planning applications within statutory timescales. This project is currently live.





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next  
NEW OPEN

GREGGS

cardfactory



STARBUCKS

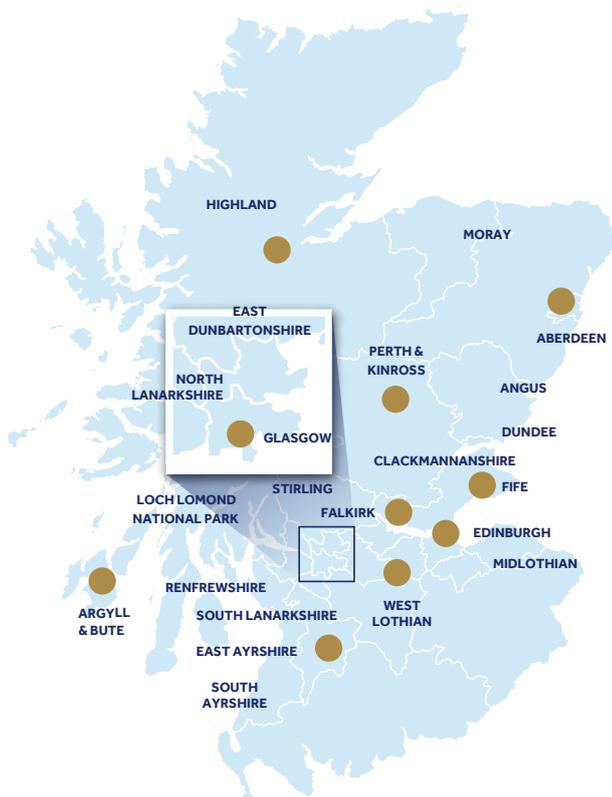
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# HERITAGE

We understand the responsibility that comes with owning an historic building; we help our clients to preserve these unique assets while exploring their value for the long term.

We work with clients including major house builders, the National Trust for Scotland, Historic Environment Scotland, private estates, Civic Trusts and Edinburgh World Heritage sites. They come to Bidwells because they want a property partner who has respect for, and understanding of, our built heritage.

We start by assessing your site's level of heritage significance, then we suggest various development and enhancement opportunities that you might explore. We highlight the potential value that each scenario would bring, as well as the possible challenges involved.



## WATSONS OF PERTH

On behalf of Watson's of Perth we were appointed to prepare a supporting planning statement as part of an application for conservation area consent for the demolition of two redundant commercial storage outbuildings to the rear of the retail premises on the High Street. The proposals also sought planning permission to generate car parking spaces on the site of the former outbuildings to enable the applicant to create income with which to re-invest into the upkeep and structural improvements of their long-established city centre retail unit.

Conservation area consent and planning consent were both granted and the client upgraded their property to successfully attract a new occupant to the premises thus sustaining their income.



## KAMES CASTLE COTTAGES – ISLE OF BUTE

Bidwells was instructed to submit four listed building applications to replace 105 windows on several B and C listed buildings situated within the historic landscape at Kames Castle on the Isle of Bute.

The work entailed preparing comprehensive listed building consent applications providing a rationale for the replacement of the features with double glazing fittings; detailed supporting policy analysis to highlight compliance with policy; working collaboratively with the client's suppliers to meet the requirements of the statutory bodies and; closely monitoring the application throughout the determination period which enabled the local authority to issue all consents ahead of their statutory deadlines.

The energy efficiency of the historic buildings will be enhanced, contributing to a considerable cost saving to the client and residents' health will be protected by the replacement of the windows in poor condition.



### **CULZEAN CASTLE – SOUTH AYRSHIRE**

Bidwells was instructed to submit a planning application for a tree top adventure playground within the A listed, designed landscape of Culzean Castle and Country Park in South Ayrshire. Having succeeded in a competitive tender exercise we achieved planning consent to meet the wider project's deadlines.

The project will boost visitor numbers and enhance the visitor experience.

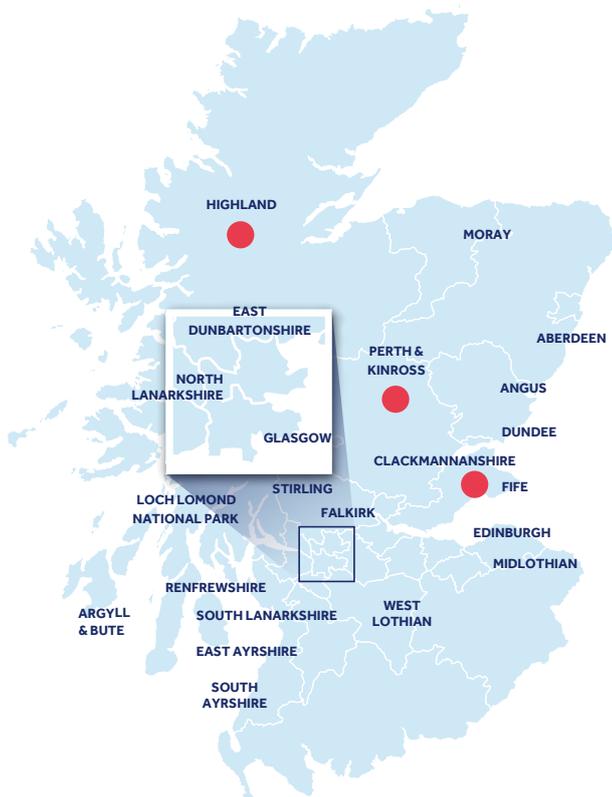


# ENERGY & RENEWABLES

Bidwells' planning team has wide-ranging experience working within the energy and renewables sector, from site analysis to the discharge of pre-commencement planning conditions, extending from Fife to the Scottish Highlands.

Key technologies include hydro, solar, biomass and a background in on-shore wind gleaned from in-depth experience of working with developers. We have also contributed towards the demolition of a coal-fired power station and are increasingly involved in planning for the green-led recovery which is opening up many opportunities as clients look towards a more sustainable future.

Our team has worked on renewable energy schemes ranging from 2MW to 20MW in output by providing EIA screening, planning appraisals and environmental constraints analysis. Our expertise has also been required to provide planning applications and monitoring, implementation of consents (discharge of conditions), variation to conditions application and planning applications for ancillary works such as access tracks.



## SOLAR PV FARM – BRIDGE OF EARN

GS Brown Construction Ltd appointed Bidwells to carry out a desk-based environmental constraints and planning appraisal supported by an Initial development appraisal to determine the potential for a solar photovoltaic (PV) farm on land at Oudenarde, by Bridge of Earn.

At the time of the assessment, the site was allocated as employment land in the then adopted Perth & Kinross Local Development Plan (PKLDP) 2014 and had planning consent (in principle) as part of a wider masterplan which aims to create a new sustainable community with employment and housing supported by education and community facilities.

The final report provided GS Brown with an evidence-based opinion on the viability of a solar PV farm development within the context of their wider consented residential masterplan for the area.



### **GLEN ETIVE – GLENCOE**

In March 2019, The Highland Council (THC) granted Dickins Hydro Resources Ltd detailed planning consent for seven hydro schemes in Glen Etive, one of Scotland's most outstanding landscapes with year-round high footfall of national and international tourists. Members of the public also enjoy Glen Etive for canoeing, hillwalking, fishing and camping. Consequently, the applications received significant public scrutiny.

Due to the environmental sensitivity, hydrological risks, traffic impact and public enjoyment of Glen Etive, each consent was heavily subjected to an extensive number of pre-commencement conditions.

In tandem with the significant number of conditions, the client was subjected to extremely tight timescales to commence development of the sites which was also dependent of receipt of the Government's Feed-In Tariff funding.

Bidwells has an excellent working relationship with THC planning department and, by working closely with THC and our client, we successfully carried out complex management of a discharge of the conditions, many of which required the submission of further technical information which had to be agreed with statutory bodies such as SEPA and NatureScot.

Our role also included the submission of a Section 42 application for modification of a transport-related condition attached to one of the consents. The application was approved at a virtual Planning Committee meeting in August 2020.

The combined timing of the discharged conditions and receipt of the Government's Feed-In Tariffs in September 2020 has allowed the client to progress development of the hydro schemes.



### **BIOMASS – MEIKLEOUR, PERTHSHIRE**

Bidwells was appointed to submit a (retrospective) application for detailed planning permission for the installation of a biomass boiler for agricultural and domestic purposes on a farm near Meikleour, Perthshire.

At the time of installation, the applicant was unaware of the requirement to apply for planning permission from the Local Authority. The operational installation has enabled the heating system at the farm to be transferred to distribute biomass-generated heat for the grain drier, space heating for potato grading as well as heating of the farmhouse, replacing most of the kerosene previously used.

A decision is awaited by Perth & Kinross Council



### **SIMEC GREEN HIGHLAND RENEWABLES LTD**

As part of a wider programme of run-of-river schemes in Lochaber, SIMEC Green Highland Renewables Ltd submitted two planning applications for 2MW schemes required to harness potential to augment the power supply to the existing Lochaber smelter in Fort William and so provide an additional electricity supply to the proposed alloy wheel factory.

The site at Allt Coire an Eoin in Glen Nevis is covered by special landscape designations and of particular concern to NatureScot (formerly Scottish Natural Heritage) was the impact the hydro scheme could have on the special qualities of the National Scenic Area and Wild Land Area due to reduced flows over the Allt Coire an Eoin waterfall. Throughout the application's determination, NatureScot retained their objection despite additional information being provided by the developer. Not only was the application at risk of a negative planning outcome but the wider project programme was being affected.

Based on Bidwells' wider professional relationship with SIMEC Green Highland Renewables Ltd, our planning team was appointed, at short notice, with an instruction to urgently assist the developer to achieve a positive planning decision.

Following a detailed review of national and local planning policy which identified the specific policy support for renewable energy development (as well as meeting with The Highland Council's Development Management Team Leader and NatureScot), Bidwells and our client successfully demonstrated the overriding economic benefits of the proposed scheme in the context of the existing Lochaber smelter and the proposed alloy wheel factory, whilst minimising environmental impact through appropriate mitigation.

A successful planning outcome was achieved subject to conditions, acceptable to the client.

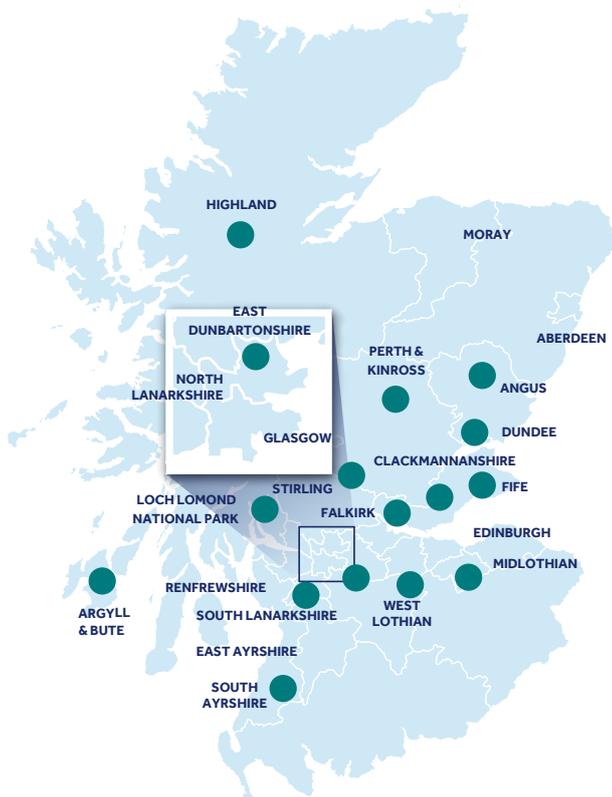


# RESIDENTIAL

Whether you're a landowner, developer or promoter, we understand what you need and can help you to find the right solution to achieve your goals. Our aim is always to help you to optimise the value of your land or development by providing local insight and tailored approach.

Our clients range from private families, farmers and landowners to developers, housebuilders, large institutions and local authorities. The projects we work on range from single phase developments to mixed-use developments. We also work at a strategic, local government level, feeding into local development plans and planning obligation negotiations.

We have residential specialists based in Perth and Inverness who service the whole of Scotland. They work closely as an integrated service with our wider planning team throughout the UK to bring knowledge and experience to the benefit of our clients.



## AUCHTERTYRE – KYLE OF LOCHALSH

Our team secured a hard-fought planning permission after a stream of stakeholder and public objections for a residential development of 38 houses at Auchtertyre, a small Highland village near Kyle of Lochalsh.

Through challenging negotiation, we overcame significant public opposition to the development and resolved objections from The Highland Council's Transport Planning, Flood Risk Management and Education departments.

SportScotland withdrew their objection on the day the planning committee met.

The tense virtual planning committee meeting resulted in consent being granted with a 9 – 6 majority show of hands.

## JAHAMA HIGHLAND ESTATES – SITE APPRAISAL, FORT WILLIAM

On behalf of Jahama Highland Estates, our planning team carried out site appraisals of 12 vacant areas of land and derelict properties, extending from Spey Dam by Laggan to Fort William and down to Kinlochleven. Following a review of each appraisal with the client, six sites have been identified for progression to a planning application stage and will form phase 1 of the client's regeneration of unused parts of the estate for development into residential use.

Rationalisation of unused land and properties throughout the estate will support Jahama Highland Estates, generating an ongoing income as part of their business strategy.



## STRATEGIC PLANNING – STANLEY VILLAGE EXPANSION

Our strategic development and planning teams negotiate agreements on behalf of landowners with housebuilders to secure strategic residential development sites across Scotland.

We have been involved with the expansion of Stanley in Perthshire for 20 years and the project has now secured site approval with Muir Homes for the next phase of the village masterplan. A new site to the south of Stanley for 187 houses will provide a mixed house-type choice set in an area with significant open space, creating a village green and woodland setting. This site forms part of a long-term strategy of working with the community to provide a phased expansion of the village.



## JUNIPER RESIDENTIAL LTD (PART OF THE CRUDEN GROUP) SCONE AND KINROSS

We gained planning permission for 51 retirement living apartments on the site of the former Wheel Inn, Scone near Perth.

Acting as agents for client Juniper Residential Ltd, our team led the application through a 10-month major planning process which included engagement with the local community, interested local groups and ongoing liaison with key consultees and Perth & Kinross Council's (PKC) planning officials. The scheme will provide 38 private and 13 affordable apartments.

Through successful negotiations and the submission of a series of supporting documents the planning permission was approved without the need for a Section 75 legal agreement or any developer contributions.

Within a year, we had secured another approval from PKC for a retirement living scheme for Juniper Residential. This allowed our client to proceed with the development of a mix of 41 houses and flats on the site of the former Windlestrae Hotel in Kinross.

In addition to providing construction and labour jobs during the build programme, the development will create in excess of 12 full-time equivalent jobs.

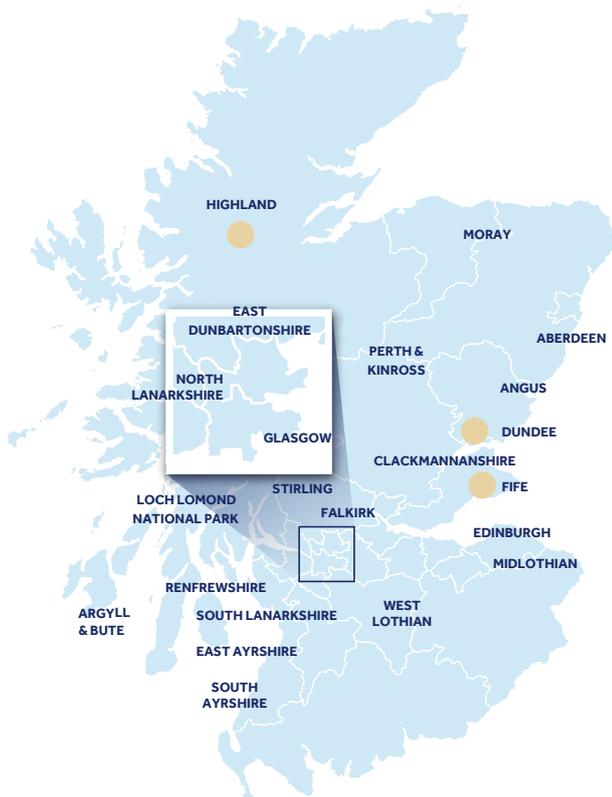


# MASTERPLANNING

Our Planning team works closely with Bidwells urban designers and landscape architects who thrive on designing creative, relevant solutions appropriate for a site but always maximising their value. Together we see a site's constraints as its potential – how it might develop and extend over decades.

Working with the Urban Design Studio we are helping to shape the built environment of the future, ranging from projects of a national scale (National Planning Framework) and major residential developments to local scale bespoke village projects.

Our collective planning and urban design team is dedicated to fostering long-term relationships with clients. It's only when we fully know and understand our clients' priorities and needs that we can produce our very best work and achieve successful outcomes.



## CASTLEANDHILL – NORTH QUEENSFERRY

On behalf of Alfred Stewart Property Foundation Ltd, Bidwells' planning and urban design teams submitted a 'statement of need' supported by a concept mixed use masterplan to create a proposed National Development Gateway project at the northern end of the Queensferry Crossing at Rosyth as part of the Call for Sites process within the forthcoming National Planning Framework 4.

The proposal would holistically contribute to meeting the Scottish Government's objectives for addressing climate change as well as people, work and place in Scotland by 2050. SG has included 'Northern Gateway' in their list of National Developments, published 7 July 2020.



## **LETHAM POULTRY FACTORY – LETHAM, ANGUS**

Historically the site was home to an industrial/commercial poultry plant and is defined within the Angus LDP as an existing employment site. Amber Real Estate Investments Limited instructed Bidwells to carry out a market appraisal of the site, which includes two separate pieces of land, and to consider the opportunity for residential development.

Working with our urban design team's masterplan we met with Angus Council Planning Department who confirmed they could support residential development of the redundant industrial site, subject to meeting developer requirements.

The client can progress a phased planning application for residential development across the sites with the known support of Angus Council.

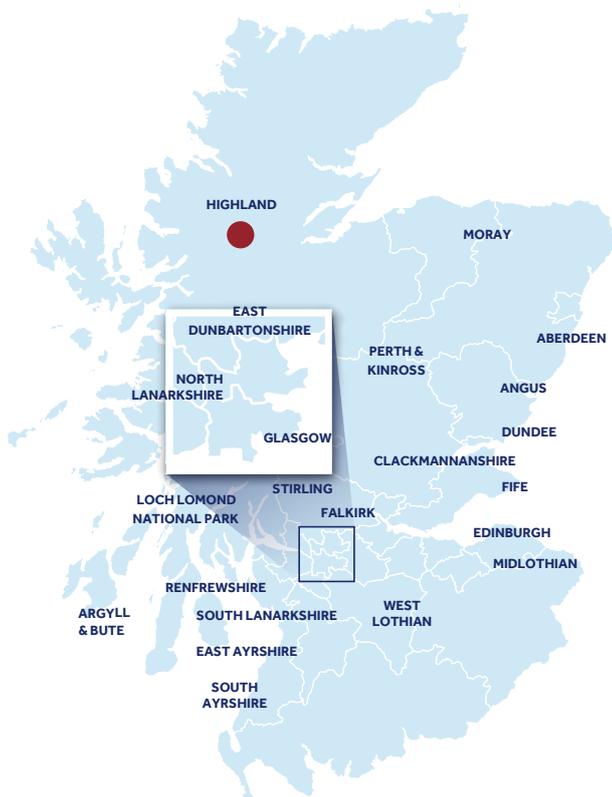


# FILM

Our planning team enjoys working with many different sectors, including film and television.

Our expertise, comprehensive knowledge and contacts within local planning authorities across the country has allowed film crews (and film fans) to access some of Scotland's most remote and famous areas.

Planning requirements can be diverse and time sensitive but our flexibility and adaptive approach has helped us meet the needs of production companies and affected landowners.



## GLENFINNAN

We achieved detailed planning consent for our client Leiths in just six weeks (and with no objections) to form a new junction onto the A830, a car park and footbridge over the River Finnan to accommodate increasing numbers of Harry Potter fans.

The new car park will accommodate up to 100 cars and 10 motorhomes and will greatly improve safety in the area. The planning application was made concurrently with a successful second application for Rural Tourism Infrastructure Funding (RTIF), made by The Highland Council for the works.



### **KEO FILMS – ARDNAMURCHAN**

Bidwells was approached for planning consultancy services to assist the makers of an off-grid documentary commissioned by Channel 4.

We were successful in gaining permission for the reality TV show 'Eden' to continue using a remote site on a west coast estate for a second series. Acting on behalf of KEO Films, we secured approval from The Highland Council for the filming of this 'unique social experiment'. We identified that planning permission was required for the project and applied for planning consent for a temporary 'change of use' within tight timescales to meet the production deadlines.

By engaging the multi-disciplinary services of Bidwells, we managed to deliver this permission against the constraints of a remote site. We alleviated the planning authority's concerns with detailed, comprehensive supporting documentation and discharged the planning conditions attached to the permission to allow filming to commence on time. As well as ongoing consultancy throughout the lifetime of the project, we undertook community consultation and maintained an open dialogue with the client and their representatives throughout. The project contributed over £1m in financial investment to the local community.



# OTHER CORE SERVICES

## URBAN DESIGN STUDIO

We thrive on designing creative but relevant solutions that are appropriate to a site and maximise its value. We see a site's constraints, its potential and even how it might develop and extend over decades.

Our team is helping to shape the built environment of the future, whether it's new villages and science parks, commercial developments or university colleges.

Dedicated to fostering long-term relationships with clients, we work across the country on multi-team projects where we link in seamlessly with colleagues in Bidwells' planning, heritage, residential development and rural teams offering an end-to-end service.

## AGRICULTURE

We work on varied planning matters with many large estates throughout Scotland. These projects include hill tracks, renewable installations, small scale residential development, agricultural buildings and new build properties.

Many of our clients are also interested in diversification of their property assets into business ventures such as wedding venues, farm shops and other opportunities.

## NATURAL CAPITAL

In association with our rural division, our specialist planning teams are exploring the implications of natural capital and environmental net gain for the real estate sector with a range of stakeholders. Bidwells is uniquely placed to lead on such issues given the breadth of our knowledge of economics, development finance, land management and environmental and well-being issues.

## WELL INFORMED RESEARCH (WIRe)

WIRe is Bidwells' in-house planning research team with a remit to explore issues affecting planning now and the future. WIRe is particularly involved in government consultations on local housing need, housing delivery etc. It also underpins much of our economic and social and well-being analysis by undertaking non-project specific analysis, such as our own economic projections.

## SOCIO-ECONOMICS AND WELL-BEING

We provide social and economic analysis to support local plan promotion and planning applications and undertake objective assessments of housing and employment needs. This is done using demographic and economic models, along with detailed assessments of the functioning of market areas, and housing and employment land supply assessments.

The team is involved in a refreshing mix of rural, urban and new community work and has been involved in or advised on some of the largest residential and employment projects in the UK.

Our clients value our knowledge, which is at the forefront of best practice in healthy living and community development. We work with landowners and developers, deploying our research skills and innovative thinking, particularly where local plan policies are challenging. Our masterplanning and site development strategies maximise the opportunity for development returns, whilst ensuring that the appropriate levels of community infrastructure are included.



# A SELECTION OF OUR CLIENTS



# ACCREDITATIONS



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