



Andrea Pellegram Ltd.

Quote

Planning Application Support

Newent Town Council

Fee quote ref. (113A)

~~Date of Quote~~ 12 September 2023

Thank you for inviting Andrea Pellegram Ltd. to provide a quote for support on the preparation of a response from Newent Town Council to planning application P0584/23/OUT for a mixed use development included 375 dwellings on land at Gloucester Street, Newent.

As a Co-Director of Andrea Pellegram Ltd, I would be the lead consultant on this project if appointed. I have undertaken similar tasks for three other parish councils this year including for Lechlade Town Council and Somerford Parish Council, and a Local Plan hearing submission for Cam Parish Council. I am also currently supporting ten neighbourhood plans through various stages of preparation and have provided support to several which were affected by the COVID-19 pandemic in terms of their progress and participation and who now want to get their plans over the line.

Elements of a planning application response

I've briefly reviewed the application, local plan situation and SHELAA. The site is one of several promoted on the east side of Newent, and there are others to the west side of Newent, meaning that further applications could be likely, particularly in view of the preferred options strategy and the current housing land supply position. It will be important to use the response to the current application to establish evidence and themes for responses and discussion on this and future applications. This should draw on neighbourhood plan and other evidence that is available or can be put together.

The current application has not yet received key responses on flood risk/drainage or local highways, but potentially significant issues have been raised on archaeology and ecology which remain to be addressed. There is no objection on Landscape. This would suggest that the application has some way to go before determination.

I would proposed that the response to the application should be formed through several strands:

- Review planning application documents to establish whether methods and conclusions are robust or whether flawed, or requiring further work.



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- Review Local Plan information and housing delivery in Newent during the local plan period to establish whether Newent has over-delivered or not.
- Review other planning applications to establish cumulative impacts on community and social infrastructure.
- Review any available local information collected in support of the development of the Neighbourhood Plan or through other means to support comments on community impacts and requirements.
- Review standards of provision on key community services and social infrastructure to establish requirements for new local provision.

A response would be prepared for review by Newent Town Council which, if approved, could be submitted in response to the planning application. The response would provide a means through which to establish topics for negotiation/community benefits from this or future applications.

Consultants Fees

Our standard consultants' fees are [REDACTED] per hour for commercial planning work which includes work on planning applications. This would be the rate applied to a planning application response as a stand-alone piece of work.

Our rate for neighbourhood planning support is discounted to [REDACTED] per day ([REDACTED] per hour) which is fully covered by the Locality neighbourhood grant (though we have to charge VAT on our rates).

Travel from Cirencester is charged at [REDACTED] per mile. Other expenses are agreed in advance.

I understand you may require professional support on the Neighbourhood Plan. If you were to appoint Andrea Pellegram Ltd to support the Neighbourhood Plan at the same time as to prepare a response on the planning application, then we would apply the discounted rate to the application response also. If this is of interest, please let me know and I can prepare a separate fee quote for support on the Neighbourhood Plan.

Costs Estimate

Based on previous experience, I would anticipate that it would take up to 3 days (so between [REDACTED] at the discounted rate or [REDACTED] at the full rate) to prepare a response based on the tasks set out above at a sufficient level of detail that it effects consideration of the proposals and sets up themes and topics for the Town Council's engagement with this and other applicants. We do not work for fixed fees because tasks set and information can change, but this is a good guide to likely costs and provides flexibility to the Town Council to amend requirements up or down. We would communicate throughout on costs so these can be monitored and considered.



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If you have any questions, please do not hesitate to contact me on [REDACTED].

Thank you for considering Andrea Pellegram Ltd. for this important project.

Our terms and conditions are attached.

Lee Searles, MRTPI



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STANDARD TERMS AND CONDITIONS

Services

- The "Client" is the person or organisation referred to in the fee quote.
- "The fee quote" is the cost quotation and details which describe the service, addressed to the client.
- Client agreement with the proposal instructs Andrea Pellegram Ltd. to proceed to provide the outlined services.
- These terms cannot be considered varied or waived unless agreed in writing between the client and Andrea Pellegram Ltd.

Charges

- Any subsequent variation in the terms set out in the proposal leading to additional or alternative work, including for matters arising outside the control of Andrea Pellegram Ltd. will be subject to additional or alternative charges at the standard hourly rate.
- Additional work will be charged at a rate of [REDACTED] an hour.
- Expenses for travel (excluding mileage), accommodation, subsistence and other sundry costs where charged will be charged at cost.
- External costs to be incurred on behalf of the client, such as planning application, pre-application, or other fees such as room bookings, are payable in advance and Andrea Pellegram Ltd. reserves the right not to proceed until such time as payment is made in full.

Invoicing and payment

- An itemised invoice will be submitted monthly for work undertaken in the previous month where a fixed fee has not been agreed in advance.
- Payment must be made within 30 days of the date of the invoice.
- Payments should be
 - by cheque payable to Andrea Pellegram Ltd
 - or BACS payment [REDACTED]

Intellectual rights

- The client will retain the intellectual rights to all materials produced specifically as part of the proposed service unless written permission is given for Andrea Pellegram Ltd. to use the material.
- Andrea Pellegram Ltd. will retain the intellectual rights to all material produced outside the proposal, for instance materials prepared by Andrea Pellegram Ltd. with the intention of wider use as training or development material.
- The client must first obtain permission to distribute or copy intellectual material retained by Andrea Pellegram Ltd.
- In the event of a potential conflict of interest between the client and other clients and contacts, Andrea Pellegram Ltd. will seek advice from the client before proceeding.

Quality

- Andrea Pellegram Ltd. will in all matters seek to ensure that work produced is of highest quality and is accurate, but it remains the client's responsibility to satisfy him or herself that all details and statements are acceptable.
- Andrea Pellegram Ltd. accepts no liability whatsoever to any third party for any loss or damage arising from any interpretation or use of the services, views or information provided.
- Andrea Pellegram Ltd. has professional indemnity of £1,000,000 for any one claim; Public Liability of £1,000,000 any one claim and Products Liability for £1,000,000 any one claim and in the aggregate.