



Steeles Law
Solicitors

Dependable legal advice

**Planning and
Environmental Law**

About Steeles Law

Steeles Law is a modern, growing and vibrant UK law firm with offices in London, Norwich (HQ) and Diss.

The firm was established in the late 1960's and has evolved considerably through the years. We currently have 13 principals (partners) and over 120 employees.

From our modern well equipped offices, we are proud to provide a wide range of national and international legal services for a diverse mix of corporate organisations, institutions, public sector bodies, charities, interest groups and individuals.

We recognise that delivering professional legal services in an increasingly competitive marketplace requires us to be dynamic, flexible and, above all, client driven.

Our **mission** is simple.
To make the **law**
work for you

Planning and Environmental Law

The planning system is a minefield for even the most experienced of interested party.

We have many years of experience of helping a wide range of public sector, commercial & private developer clients and third party objectors negotiate their way through the planning maze.

We have a detailed understanding of current planning law, policies and Government initiatives; and have fostered close links with other professionals including planning consultants, architects, engineers, surveyors and environmental experts.

// Planning is bringing the future into
the present so that you can
do something about it now //

Alan Lakein //

Developers, Investors and Occupiers

We understand the importance of a timely input into development decisions, not least so that investors have an idea of the development potential of a site and what might be paid for it. It is worth conducting a development appraisal of a site before buying or bidding for it and in some circumstances more detailed investigations will be necessary.

Even once the site is acquired it is still possible to explore adding value to the site and in return increasing the value of the investment. As well as advising on the need for and prospects of securing planning permission (including planning appraisal work and advice on site assembly and dealing with other land owners), we also advise on:

- Planning and Highways Agreements
- Appeals and High Court challenges
- Enforcement
- Listed buildings and heritage issues
- Compulsory purchase and compensation
- Change of Use

- Acquisition and urban regeneration
- Environmental law and impact assessments
- Local government law and practice
- Planning committees and public probity
- Development plan allocations
- Due diligence issues for banks, lenders and other financial institutions on such issues as the lawfulness of existing and proposed development; the discharge of conditions and compliance with planning and environmental limitations on existing use; and specialist legal advice in relation to potential liability in respect of contaminated land; and the regeneration of town centre and 'brownfield' sites.

// **Planning**
without law is merely
wishful thinking **//**
Sir Desmond Heap

Third party interests

Those interested in or affected by development proposals can sometimes feel that they are detached from the process and that their views are often disregarded.

We understand the frustrations of the disaffected and ensure that they can engage in and contribute fully to the planning process.

We advise on:

- Development plan allocations
- Applications
- Local government law and practice
- Planning committees
- Public probity
- Appeals and High Court challenges
- Enforcement

// I think the **environment** should be put in the **category** of our **national security**.
Defence of our **resources** is just as important as defence abroad. **Otherwise** what is there to **defend?** Robert Redford



Public Sector

Steeles Law is well known to the Public Sector.

We have over the years acted for numerous public bodies and currently act for a number of public bodies and local planning authorities all of whom have high expectations of the service required from their lawyers.

These organisations all demand the same exacting standards as their private sector counterparts. In addition they have the added responsibility of ensuring 'value for money' for the public service and recognise our continuing commitment to that objective.

Our planning team members also have the benefit of direct in-house experience of local planning authorities and consequently understand not only the organisational but also the 'political' constraints within which the Public Sector has to operate.

We advise on:

- Applications
- Appeals and Public Inquiries

- Lawfulness issues (CLEUDs and CLOPUDs)
- Urban regeneration of brownfield sites including compulsory purchase and compensation
- Environmental Impact Assessment
- Planning Agreements
- Enforcement issues
- Plan allocations
- Listed buildings and conservation areas
- Highways and other infrastructure
- Judicial Review and similar challenges.

**// Plans are nothing;
planning is everything. //**
Dwight Eisenhower

Urban Regeneration

The firm is well placed to provide a comprehensive service advising on urban regeneration projects.

This field of practice frequently requires a multi-disciplinary approach and, as you would expect from a firm of our profile, we can call on the services of skilled professionals across the whole range of the firm's activities.

We advise on:

- Development vehicle creation
- Land assembly; sales and acquisition
- Compulsory purchase and compensation
- Planning applications, appeals and public inquiries
- Section 106 Planning Obligations
- Contaminated land problems
- Environmental impact assessment
- Public Law issues including Judicial review and similar challenges
- Listed buildings and Conservation Areas
- Highways and other infrastructure
- Construction contracts
- Associated litigation.

// It takes as much energy
to wish as it does
to plan. Eleanor Roosevelt //

Meet the Team

David Merson - Associate



David heads the firm's Planning and Environmental Team and is a solicitor with over 20 years experience in all aspects of planning and regeneration work, advising local authorities, landowners, developers and third party interest groups.

He has advised at a senior level in different District, County and London Unitary planning authorities and is highly experienced in both policy formulation and development control.

Areas of David's expertise include development plan formulation and related public local inquiries, asset management strategies

including disposal of surplus land with the benefit of planning permission for redevelopment; alteration and redevelopment of listed buildings; commercial and residential development including urban regeneration projects; energy related proposals including onshore gas storage facility applications; environmental considerations including contaminated land and Environmental Impact Assessments; complex section 106 obligation arrangements including highway infrastructure agreements; and compulsory purchase and compensation issues.

David is a member of the Law Society, is a former Chairman of the Law Society Local Government Group (London and Home Counties Branch) Planning Forum and regularly speaks at planning related conferences and seminars.

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David Merson is
// extremely efficient,
thorough and meticulous. //
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