

Supporting documents



Planning Application Supporting Documents

Jianjun Gao



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Town Planning in Hong Kong Lawrence Wai-chung Lai, 1999-05-01 As Hong Kong town planning legislation develops there is an ever growing demand for a better understanding of the rules and principles behind the discretionary decisions of the Town Planning Board regarding planning applications *Town Planning in Hong Kong A Review of Planning Appeals* is a thorough analysis of 50 unreported cases of the Town Planning Appeal Board on appeals against the Town Planning Board decisions concerning planning applications and review This book goes beyond the usual requirements of books on case and materials it systematically documents the facts and arguments presented in the decisions distills the reasons and rules behind them and comments on each in detail It also provides a comparative study of all the cases from the perspective of town planning and economics This book will be of great value to developers planners lawyers and professionals who work in the development and conservation of lands in Hong Kong

Town Planning Practice Lawrence Wai-Chung Lai, Ki Fong, 2000-07-01 This book is the first systematic attempt to introduce the current practice and statistics of town planning in Hong Kong Part I gives an analytical account of the practical and ideological context discusses design principles and describes procedures of town planning with particular reference to change in use The emphasis is on skills of plan interpretation and an appreciation of the intellectual disposition of planners and various objective constraints confronting them Part II is the first of its kind in presenting and analysing the statistics of planning applications for 11 zones from 1978 to 1998 The success rates of planning applications as well as the main reasons used by the Town Planning Board for rejecting planning applications are elucidated

Flexibility and Commitment in Planning D. Thomas, M. Tvrđý, 2012-12-06 This book is about the ways in which two western European countries attempt to cope with the changing demands of urban development In particular it is concerned with the differences in approach of the Dutch and English planning systems and the contrasting ways in which they are used to guide promote and control development The book results from a research study in which members of staff at Delft of Technology and Oxford Polytechnic compared local planning and University development in the Netherlands and England The aim was to investigate ways in which development was promoted and controlled under different planning systems The research was subsequently developed along two converging lines One was an examination of over twenty case studies of plan making and the control of development in the cities of Leiden and Oxford The other was a study of the two planning systems and the ways in which the respective approaches to planning were seen to relate closely to the contrasting legal and administrative systems and differences in development practice The convergence of the two lines of enquiry produced a tension between empirical observations and theoretical supposition which led to a fruitful development of ideas about the nature of the two planning systems and how they promote and control development

Understanding Geographies of Polarization and Peripheralization Thilo Lang, Sebastian Henn, Kornelia Ehrlich, Wladimir Sgibnev, 2015-08-31 This book presents a multifaceted perspective on regional development and corresponding processes of

adaptation and response focusing on the concepts of polarization and peripheralization It discusses theoretical and empirical foundations and presents several compelling case studies from Central and Eastern Europe and beyond Planning Support Systems in Practice Stan Geertman, John Stillwell, 2012-11-02 Planning Support Systems Technologies that are Driving Planning Michael Batty Centre for Advanced Spatial Analysis CASA University College London 1 19 Torrington Place London WC 1 E 6BT United Kingdom I had always thought the term Planning Support Systems abbreviated to PSS had been coined by the father of land use modelling Britton Harris in his article Beyond Geographic Information Systems computers and the planning professional published in the Journal of the American Planning Association in 1989 Harris 1989 Until I asked him that is In a response to a paper he gave to the Urban and Regional Information Systems Association URISA in the summer of 1987 he told me that someone in the audience who he cannot quite remember actually coined the term referring to planning support systems as that constellation of digital techniques such as GIS which were emerging to support the planning process In fact the predecessor term decision support systems DSS from which this unknown originator obviously defined PSS by analogy was coined as far back as the late 1970s in the management literature for a loose assemblage of techniques usually computer based which aided management decisions The term slowly entered the geographical lexicon as spatial decision support systems SDSS and this is probably first attributable to Lew Hopkins and Mark Armstrong who used it in a paper published in AutoCarto 7 in 1985 Hopkins and Armstrong 1985 Property Development David Isaac, John O'Leary, Mark Daley, 2016-05-27 The fully revised and updated third edition of this textbook provides a comprehensive guide to the property development process taking readers from initial project evaluation to planning funding construction and disposal The last ten years have seen regional planning apparatus swept away and replaced by new neighbourhood plans and more prominence is now given to financial viability in planning policy and decision making The uncertainty of the financial crisis and the associated housing crash have given way to a new wave of commercial and housing development and in this period of growth it is more important than ever to be aware of the risks and opportunities inherent in the property market This book is an ideal companion for students on courses in estate management land economics property development real estate surveying construction planning and related subjects The book will also have value for practitioners in any of these fields who as part of their CPD obligations may be looking to refresh and update their knowledge New to this Edition New chapters on planning and the sustainability agenda reflecting recent changes and the increasing centrality of these topics in modern development Exploration of crucial emerging themes such as development viability and affordable housing the impact of the Community Infrastructure Levy sensitivity testing risk transfer and the limitations of development appraisal methods New self assessment questions with model answers on the book's companion website **The NPPF Handbook** Gregory Jones KC, Simon Neate, 2025-09-04 Promising 1.5 million new homes by 2029 the new Labour government has made increased house building a central part of its growth agenda The National Planning Policy Framework NPPF is key to securing that If

you want to really understand English planning policy and whether it is likely to achieve a better supply of homes economic growth less ugly more functional and higher quality places better health and well being and more biodiversity this Handbook will be invaluable In clear language it examines the meaning of the NPPF in a comprehensive and systematic way by reference to case law and appeal decisions The Handbook provides practical guidance on whether a policy paragraph has changed in substance or just its numbering Users will be able to assess whether previous authorities are still relevant Expertly co edited by Gregory Jones KC and Simon Neate MRTPI the book provides a unique commentary from a blended team of experienced specialist planning barristers from the leading planning chambers of Francis Taylor Building and planning transport and economics consultants from the international professional services firm WSP This definitive single volume guide to the NPPF will be essential reading for legal practitioners and professionals working in the field of planning

Good Practice Guide Colin Haylock, 2021-03-04 How do you obtain permission How can you satisfactorily tackle objections How can you convince planning officers of the value of your work Drawing on substantial experience from both applicant and local planning authority perspectives this book provides tactics and practical steps to help architects secure early validation of applications and successful outcomes It is a practical guide to understanding the planning system and maximizing the potential for successful outcomes Readers will develop a greater understanding of the principles that are vital in the preparation and negotiation of applications against the very complex detail of regulatory arrangements *The Architect in Practice* David Chappell, Michael H. Dunn, 2015-12-02 Throughout its many editions *The Architect in Practice* has remained a leading textbook used in the education of architects While the content of the book has developed the message and philosophy has remained constant to provide students of architecture and young practitioners with a readable guide to the profession outlining an architect's duties to their client and contractor the key aspects of running a building contract and the essentials of management finance and drawing office procedure The eleventh edition follows in that tradition The text has been brought up to date to ensure it follows the new RIBA Plan of Work 2013 as the guide to the architect's workflow In addition a number of changes to standard forms of contract were made with the publication of the JCT 2011 suite of contracts and the RIBA Standard Form for the Appointment of an Architect 2010 2012 Revision These new forms are fully covered In addition the opportunity has been taken to reorganise the layout so that the content flows in a way that is more consistent with current architectural practice and to deal with the increasing use of BIM The eleventh edition of *The Architect in Practice* continues to provide the guidance and advice all students and practising architects need in the course of their studies and in their profession Planning Law and Practice in Northern Ireland Stephen McKay, Michael Murray, 2022-10-24 Each of the jurisdictions within the United Kingdom is constantly refining the operational characteristics of its planning system and while there are some common practices there are also substantive divergences In each territory the planning template is shaped within a dynamic political and legal context and thus students and practitioners require an

accessible in depth and up to date literature dealing with this matter The multi disciplinary contributors to this expanded Second Edition of Planning Law and Practice in Northern Ireland explore the progression of planning within the region and discuss prominent facets of contemporary development management development plans environmental law property law and professional practice Consideration is given to the consequences of Brexit for planning in Northern Ireland devolved government institutional structures for planning and the post 2015 emergent performance of local authorities in this arena The book makes an important contribution to the wider literature in this field and with its extensive citing of statutes and cases provides an essential resource for students planning practitioners and researchers *Development and Planning Law* Barry Denyer-Green,Navjit Ubhi,2013 The development control and planning law system of the United Kingdom is one of the most comprehensive and detailed in the world Development control is one of the most significant matters concerning anyone involved in the development of land and an understanding of the legislation and enforcement of these powers is essential to the success of any development project This book is the fourth edition of a highly regarded work widely used by students and practitioners of real estate management development surveying valuation planning and law Written by two experienced experts on law and the UK planning system Development and Planning Law is essential reading for anyone involved in building and construction surveying planning and development and who needs to know the law as it relates to their everyday professional practice It has been extensively updated to reflect the most recent legal developments including the 2011 Localism Act How to Get Planning Permission - An Insider's Secrets Martin Gaine,2021-07-01 Every year thousands of homeowners apply for planning permission and come away battered and bruised As a council case officer Martin Gaine was part of the problem continuously rejecting applications from poorly prepared applicants Seeing that they were getting a raw deal he founded Just Planning a consultancy dedicated to helping homeowners to beat the planners How to Get Planning Permission is a lively and accessible guide for homeowners Full of practical detail and real life case studies its 6 step programme explains how to choose the right designer exploit Permitted Development rights where permission is not required at all understand how planning decisions are really made apply tactically and effectively deal with a refusal avoid the agony of enforcement Martin explains how to decide in the first instance what kind of extension you really need size isn t everything and how to get the best professional advice He describes the planning decision making process how to understand apply and overcome planning policies how to manage neighbour objections and how to build rapport with your case officer A refusal of planning permission is not the end of the road this book shows that it can be a constructive part of the planning journey and some permissions will only ever be secured at appeal Planning is not a fair fight but with the professional insight advice and strategies Martin lays out in How to Get Planning Permission you can stack the odds in your favour **Complete Planning Permission** Roy Speer,Mike Dade,2014-05-30 The UK Planning Regulations are a minefield for anyone looking to build a new home and for those who are worried about the impact of a new planning application near their home Avoid being one of

the thousands whose application is turned down and whose dreams are crushed by using this book to familiarise yourself with the system and beat it With a step by step guide to every part of the application process and exhaustive coverage of the do s and don ts this is an essential guide to securing that first step on the path to building your dream home And if you re worried about a nearby development there are easily implemented strategies for preventing planning permission from being granted From one of the UK s leading planning consultancies with the very latest on all the new and recent changes to planning law this is the most comprehensive guide available to manipulating the intricacies of this difficult and controversial area

Building Regulations in Brief Ray Tricker, Samantha Alford, 2022-05-30 This tenth edition of the most popular and trusted guide reflects all the latest amendments to the Building Regulations planning permission and the Approved Documents in England and Wales This includes coverage of the recent changes to use classes updated sections on planning permission permitted development and application fees We have included the revisions to Approved Document B as a result of the Hackitt Review as well as the latest changes to Approved Documents F and L and the new documents O overheating and S electric vehicle charging points which come into effect in June 2022 Giving practical information throughout on how to work with and within the Regulations this book enables compliance in the simplest and most cost effective manner possible The no nonsense approach of Building Regulations in Brief cuts through any confusion and explains the meaning of the Regulations Consequently it has become a favourite for anyone working in or studying the building industry as well as those planning to have work carried out on their home It is essential reading for all building contractors and subcontractors site engineers building engineers building control officers building surveyors architects construction site managers and DIYers

Galbraith's Construction and Land Management Law for Students Carrie de Silva, Jennifer Charlson, 2020-09-03 Ideal for students taking law modules on construction surveying real estate planning and civil engineering courses Galbraith s Construction and Land Management Law for Students is an excellent overview of the key legal issues in the built environment Clearly written and with wide ranging coverage of key legal principles this textbook highlights the need for students on built environment related courses to access information on how the law relates to their profession without getting into the heavy detail of the full scale legal texts Chapters provide the background to the English legal system before covering key topics such as contract law tort health and safety land law planning landlord and tenant dispute resolution and employment law All chapters in this seventh edition have been updated with new case law along with statutory and regulatory changes The improvements include A new chapter on environmental law An explanation of the new UK EU relationship following Brexit Details of current JCT 2016 and NEC4 construction contracts Changes to landlords requirements on letting property The Consumer Rights Act 2015 The Localism Act 2011 The Construction Design and Management Regulations 2015

Change in Use of Land Lawrence Wai-chung Lai, Daniel Chi-wing Ho, Hing-fung Leung, 2017-05-11 Change in Use of Land A Practical Guide to Development in Hong Kong is a guide for professionals in real

estate development in Hong Kong This third edition provides an account of the concepts of the use and change in use of land followed by an outline of the procedures for lease modifications and waivers planning applications reviews and appeals and building applications and appeals It also includes an overview of government enforcement against contravention of lease conditions provisions of statutory town plans prepared under the Town Planning Ordinance and provisions of the Buildings Ordinance For practitioners and policy analysts the detailed appendices in the book offer vital statistical information on both aggregate and non aggregate development applications In this new edition the list of Town Planning Board guidelines has been updated to 2016 and the tables on success rates of planning applications and reviews for key zones have been updated to December 2015 Additional information on planning applications has been included Two new appendices have also been added one on the planning history of all 380 developmental projects under Comprehensive Development Area Zoning from 1990 to 2015 and another on the Practice Notes for Authorized Persons Registered Structural Engineers and Registered Geotechnical Engineers PNAPs

Urban Planning and Real Estate Development John Ratcliffe, Michael Stubbs, Miles Keeping, 2021-07-29 This fourth edition of Urban Planning and Real Estate Development guides readers through the procedural and practical aspects of developing land from the point of view of both planner and developer The twin processes of planning and property development are inextricably linked it is not possible to carry out a development strategy without an understanding of the planning process and equally planners need to know how real estate developers do their job The planning system is explained from the increasing emphasis on spatial planning at a national local and neighbourhood level down to the detailed perspective of the development management process and the specialist requirements of historic buildings and conservation areas At the same time the authors explain the entire development process from inception through appraisal valuation and financing to completion Sustainability and corporate social responsibility and their impact on planning and development are covered in detail and the future consequences of the COVID 19 pandemic are explored in new opening and closing chapters setting the text in a global context Written by a team of authors with many years of academic professional and research experience and illustrated throughout with practical case studies and follow up resources this book is an invaluable textbook for real estate and planning students and helps to meet the requirements of the RICS and RTPI Assessment of Professional Competence

Decision Support Systems in Urban Planning Harry Timmermans, 2003-09-02 This book presents a set of selected and edited papers presented at the 2nd and 3rd Design and Decision Support Conference The purpose is to provide examples of innovative research in decision support systems in urban planning from throughout the world

Planning, Writing and Reviewing Medical Device Clinical and Performance Evaluation Reports (CERs/PERs) Joy Frestedt, 2024-09-19 A Practical Guide to Planning Writing and Reviewing Medical Device Clinical Evaluation Reports guides readers through clinical data evaluation of medical devices in compliance with the EU MDR requirements and other similar regulatory requirements throughout the world This book brings together knowledge learned as the author constructed

hundreds of CERs and taught thousands of learners on how to conduct clinical data evaluations This book will support training for clinical engineers clinical evaluation scientists and experts reviewing medical device CERs and will help individual writers teams and companies to develop stronger more robust CERs Identifies and explains data analysis for clinical evaluation of medical devices Teaches readers how to understand and evaluate medical device performance and safety in the context of new regulations Provides analysis of new clinical evaluation criteria in the context of medical device design as well as in hospital deployment and servicing

Archaeology in the PPG16 Era Timothy Darvill, Kerry Barrass, Vanessa Constant, Ehren Milner, Bronwen Russell, 2018-12-31 The Archaeological Investigations Project AIP funded by English Heritage systematically collected information about the nature and outcomes of more than 86 000 archaeological projects undertaken between 1990 and 2010 This volume looks at the long term trends in archaeological investigation and reporting places this work within wider social political and professional contexts and reviews its achievements Information was collected through visits to public and private organizations undertaking archaeological work Planning Policy Guidance Note 16 Archaeology and Planning known as PPG16 published in 1990 saw the formal integration of archaeological considerations with the UK town and country planning system that and set out processes for informed decision making and the implementation of post determination mitigation strategies defined a formative era in archaeological practice and established principles that underpin today s planning policy framework The scale of activity represented more 1000 excavations per year for most of the PPG16 Era is more than double the level of work undertaken at peak periods during the previous three decades This comprehensive review of the project presents a wealth of data A series of case studies examines the illustrate different types of development project revealing many ways in which projects develop how archaeology is integrated with planning and execution and the range of outputs documenting the process and identified a series of ten important lessons that can be learned from these investigations Looking into the post PPG16 Era the volume considers anticipated developments in the changing worlds of planning property development and archaeological practice and proposes the monitoring of archaeological investigations in England using a two pronged approach that involves self reporting and periodic strategic overviews

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