



COGEO
planning and environmental expertise



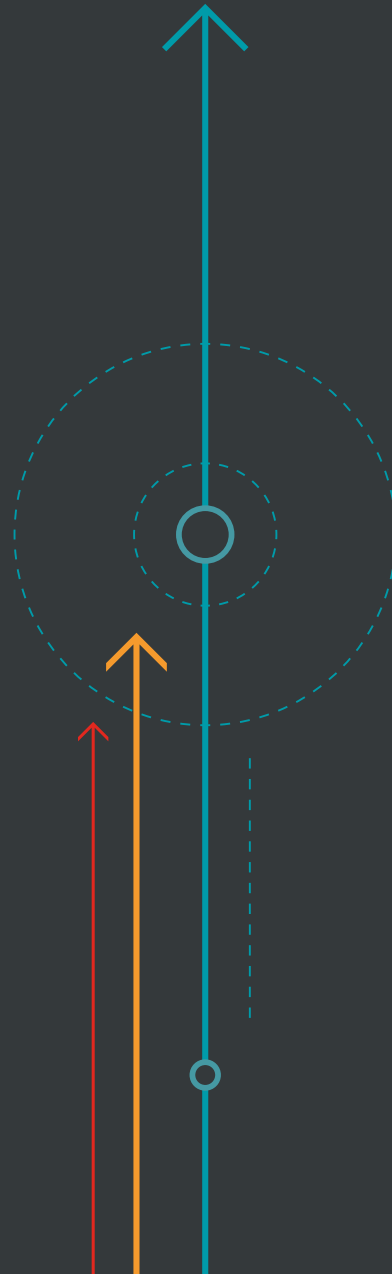
Your Informative Guide to Development Planning

“ Our collective goal is to become the consultancy of choice for challenging planning projects. ”

Dave Anderson, Director



WHO ARE WE?



We are a team of problem solvers who use our collective planning and environmental expertise to guide developments through the planning process. We support our clients through our Core Values of Collaboration, Communication and Clarity.

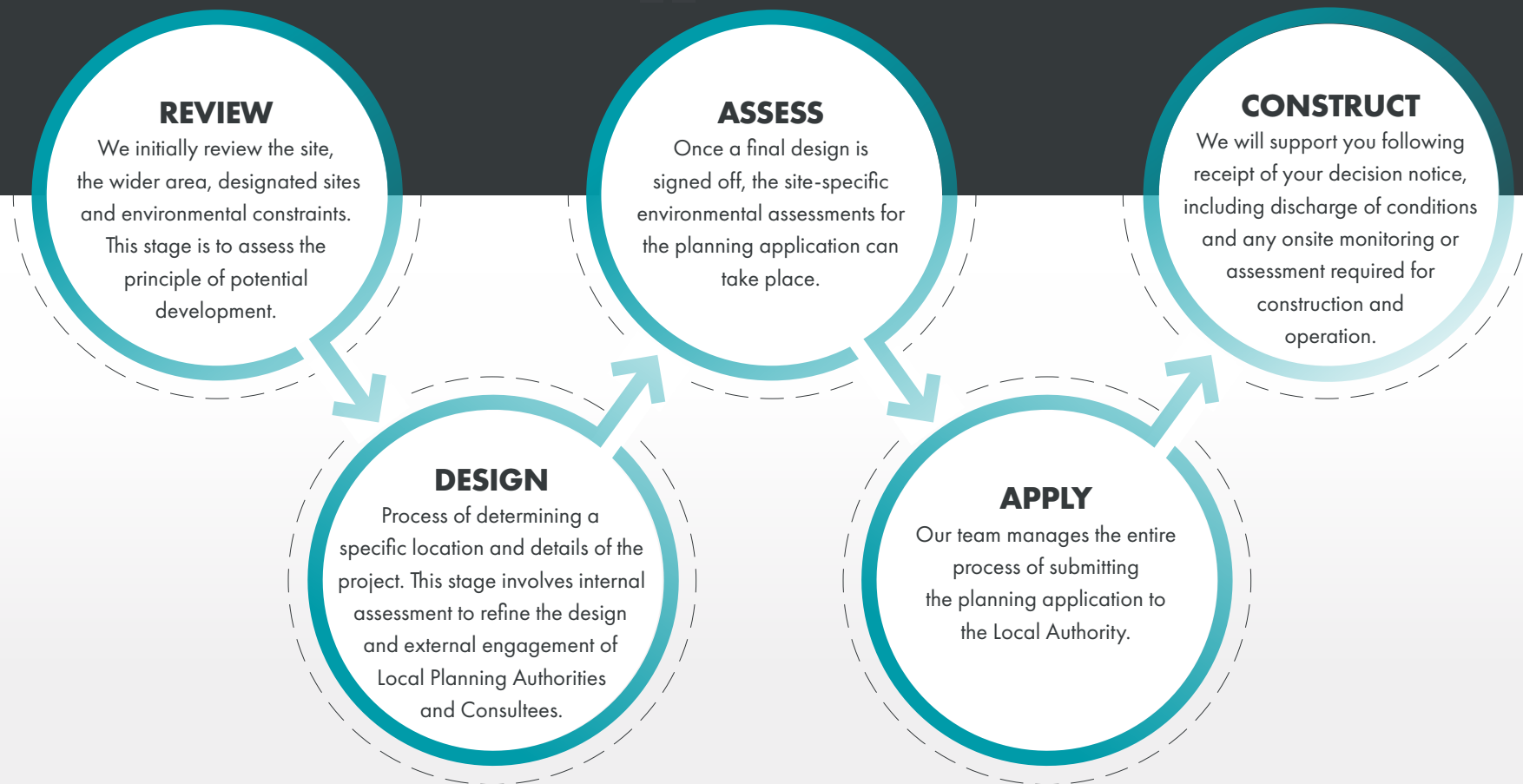
We believe in the benefits of sustainable development for businesses, communities and society as a whole. Sustainable development drives progress and we see ourselves as a vital component of a sustainable future. Our passion is supporting development.

We are always looking to improve. By working across various sectors and on diverse developments, we can apply our creativity and provide insight. That's why we enjoy challenging projects; it allows us to demonstrate our skills and invest our knowledge into finding innovative solutions.

As part of our commitment to clarity this brochure will help guide you through our processes and give some insight into the planning system. We work alongside you from the earliest stages of a project until the successful completion of your development.

Your success is our success.

Our development process comprises five distinct stages. This risk-managed approach allows us to understand and prioritise the key challenges during the project lifecycle.



CORE VALUES



COLLABORATION

Working closely together in support of each other to make every project a success.



COMMUNICATION

Being open, honest and accurate in our feedback and discussions to make sure we are always improving our skills, understanding and quality.



CLARITY

Being clear and concise in our reporting and communication with colleagues, consultees and clients.

These values are based on Cogeo's principles of:

- Professionalism
- Passion
- Respect
- Commitment
- Integrity
- Responsibility
- Support
- Perseverance

PLANNING

OUR APPROACH

Collaboration is key to our success. Working alongside our clients from the outset of a project allows us to manage the risk and work within site constraints to prioritise and plan.

ADDING VALUE

Our job is to make the planning process as easy as possible for our clients. That means providing a reliable and accessible resource to answer questions, provide advice and solve challenges.

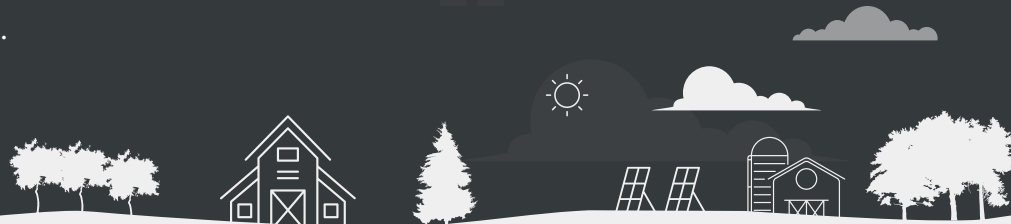
FULL PROJECT SUPPORT

We manage all aspects of the planning process from beginning to end; adding value and supporting you from design right through to the construction of your development.



PLANNING TIMELINES

We appreciate that planning can be a lengthy and complex process affecting construction timescales and project progression. We have put together a guide to Local Authority statutory timescales to provide clarity and support your project planning.



APPLICATIONS



WALES, ENGLAND & SCOTLAND (8 WEEKS)



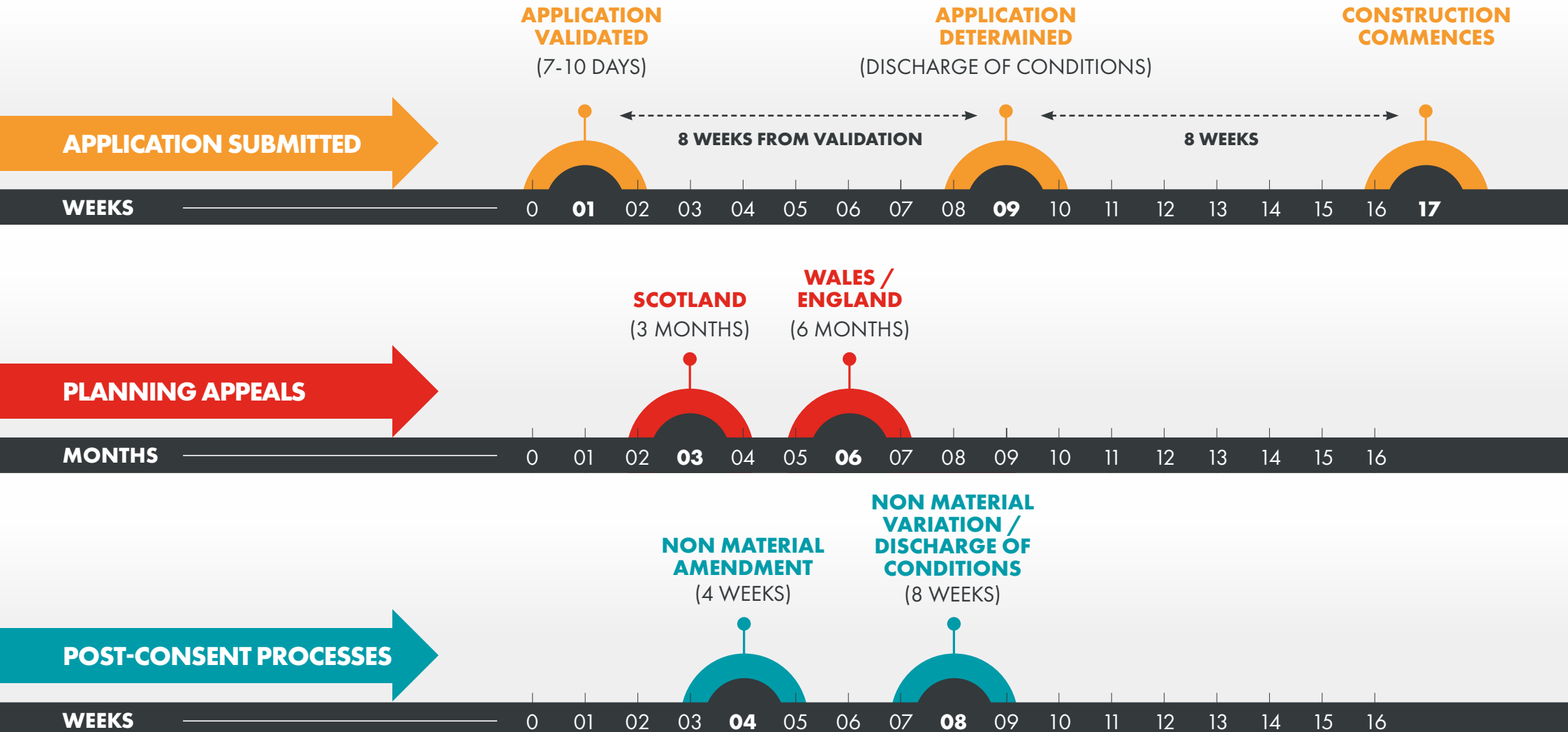
WALES
(8 WEEKS)

ENGLAND
(13 WEEKS)

SCOTLAND
(16 WEEKS)

STATUTORY TIMESCALES

These are the statutory timescales for the determination of various planning processes. Whilst they are intended as a guide, they are not a guarantee. Our comprehensive approach gives us the best chance to achieve these milestones, but Councils rarely determine planning applications alone. There are likely to be several external consultees involved in assessing any project, which can lead to delays beyond the Council's control. Our Core Value of Communication means you can be assured we work with all relevant parties to get your application consented as quickly as possible.



SUPPORT SERVICES



LVIA



Ecology



Heritage



Noise



Air Quality

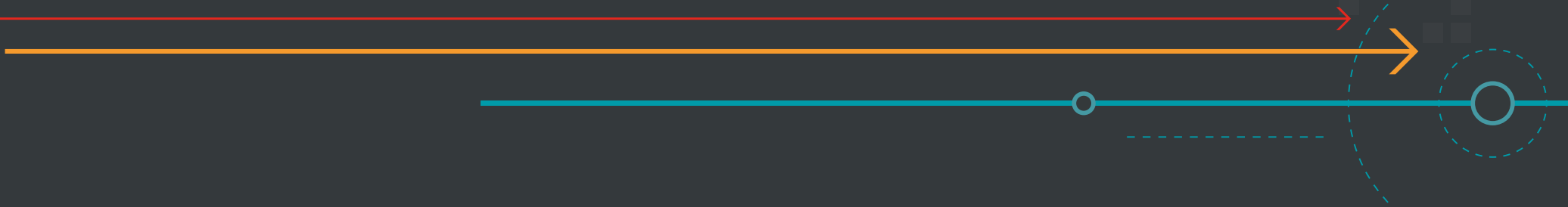


Traffic



Hydrology

By bringing all our support services together, we can understand and prioritise the environmental assessments that are vital to support each planning application.



WHY OUR APPROACH MATTERS

By understanding your environmental constraints, you begin to know and understand your planning challenges.

Every site is different and no project is the same. Each site will have its particular sensitivities, from protected species to flooding risk, and each development has different impacts, from how it looks to how much noise it produces.

By assessing the competing environmental constraints at the project's design stage we can advise on strategies to reduce or mitigate the impact and prioritise the key challenges. We collaborate closely with our clients to understand their pressures and share their vision. The passion we bring to each job is because our work truly matters to us.



EIA

An Environmental Impact Assessment (EIA) is required for some planning applications. The purpose of an EIA is to concentrate assessments on the areas of the environment that are likely to have potentially significant effects. Some projects automatically require an EIA under Schedule 1 of the regulations. The Local Planning Authority will assess other projects under Schedule 2, via a Screening Opinion, to determine if an EIA is necessary.



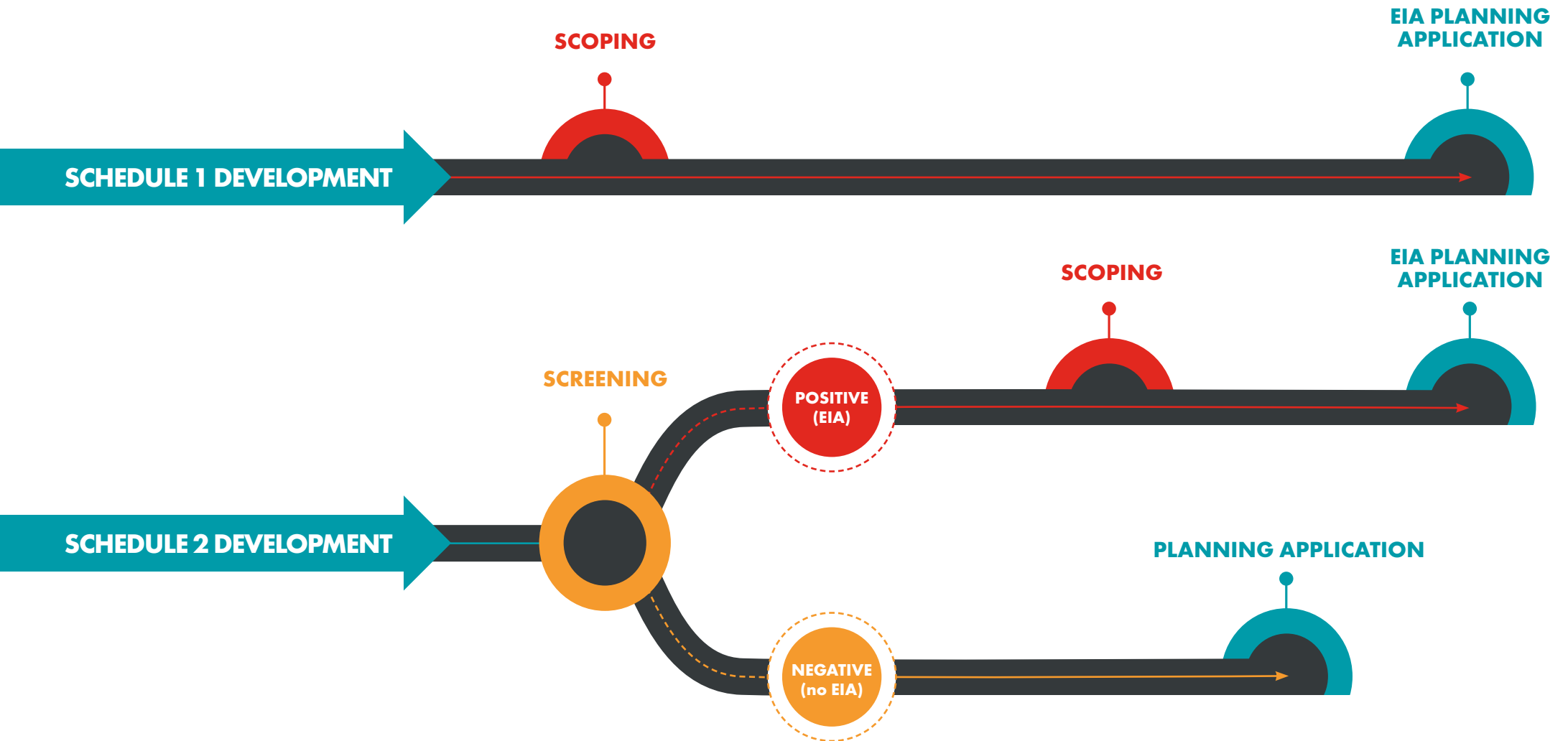
Are EIAs a good or bad thing for a project?

The benefit of the EIA process is that it focuses our assessments on to areas of greatest concern, with the scope of study agreed upon before works begin. This removes unnecessary additional assessments that may be required for a non-EIA application. However, there are consequences for timescales due to the additional Scoping stage and the 16-week determination period for EIA applications. As the environmental effects of a development can be a reason that a planning application is unsuccessful, robust and professional assessment is vital to support any EIA.



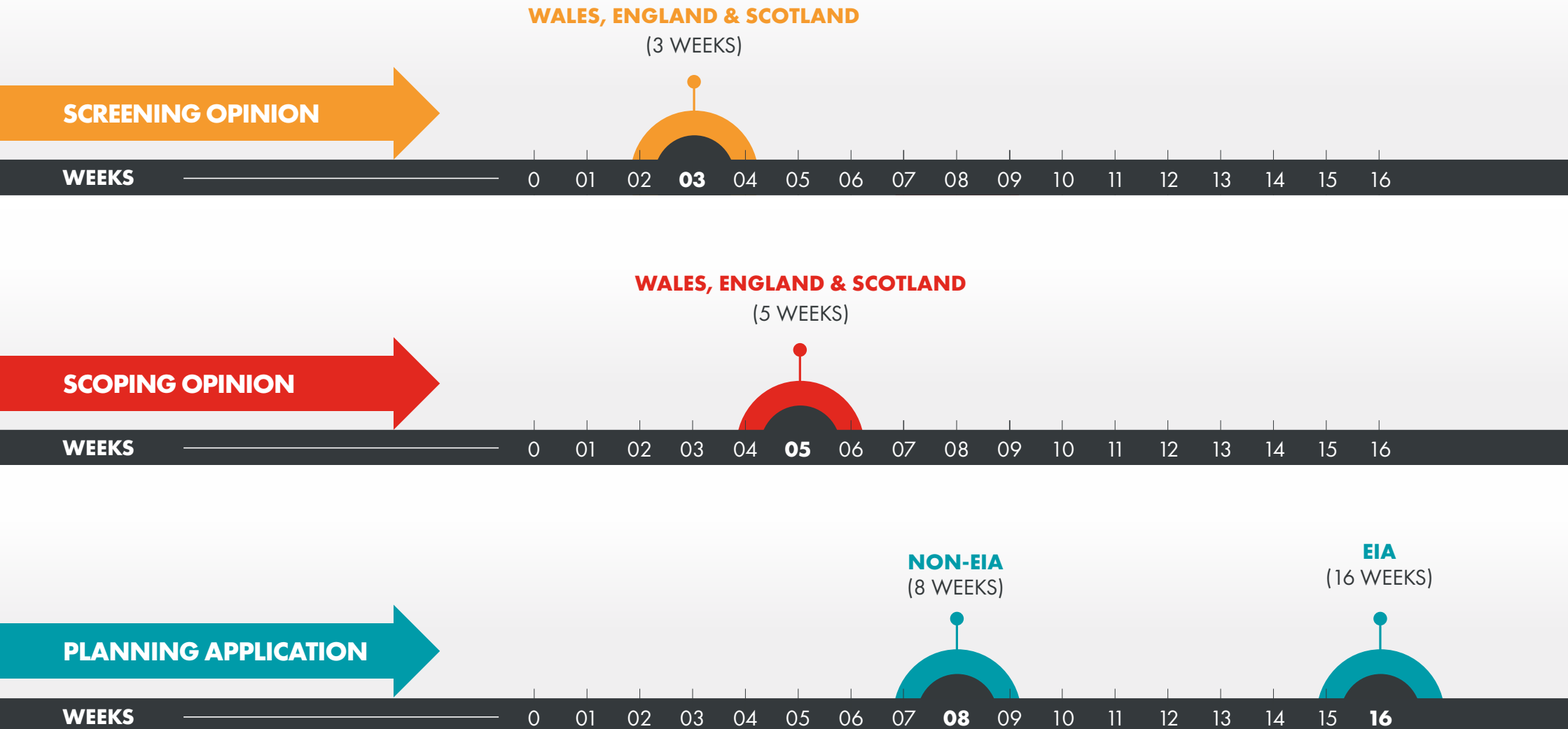
EIA PROCESS

Schedule 1 developments are more complex projects where an EIA is compulsory.
Schedule 2 developments include smaller-scale projects that are more sensitive in nature.



EIA TIMESCALES

Both Schedule 1 and 2 developments can affect multiple areas of the environment. Key stakeholders will need to provide feedback before an application can be determined. That means you can use these timescales as a guide, but not a guarantee. Throughout any EIA-related project our team will keep you up to date with progress and feedback to make sure you are fully supported through the process.



OUR SPECIALITY:

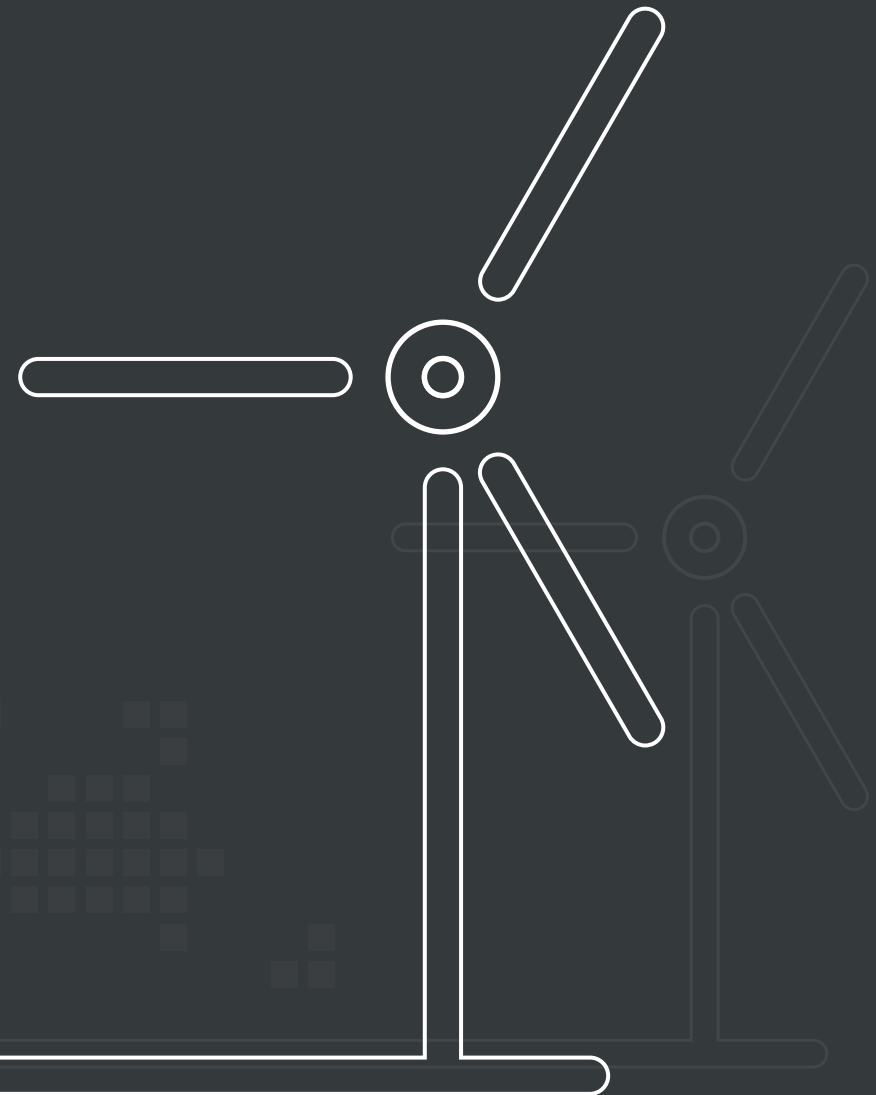
Challenging Planning Projects

Our history of success with Renewable Energy projects has given us a unique insight into why understanding the competing planning, environmental, operational and technical development demands are so important. We use this insight and apply it to every project.

Challenging projects have multiple competing issues that require time, expertise and coordination. Our role is to make these projects easy for you, our client, by managing the whole process, presenting the information you need and providing guidance. That's why our values are so important to us. It's how we approach each task; with collaboration, communication and clarity.

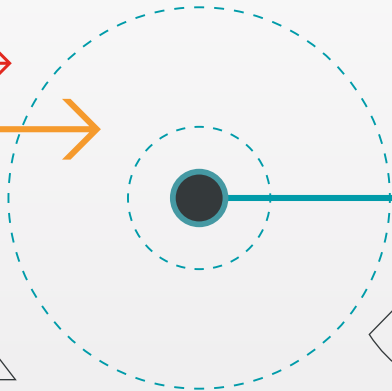
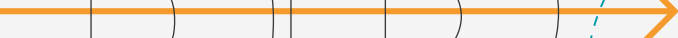
Unlike most consultants we are developers at heart. We believe that we are only successful when our clients prosper. Our dedication means we treat every project as if it's our own. We are fully committed to achieving progress through sustainable development.

We welcome the challenge. We solve problems.



KEY

PROJECTS



KEY PROJECT

Project:

Viking Energy Network Jarrow

Client:

South Tyneside Council

£10 million investment supported by
European Regional Development Fund

Energy Centre consisting of Water
Source Heat Pump, Natural Gas
Combined Heat and Power (CHP)

1 MW of Ground-mounted Solar PV,
Battery Storage Units

Over 6 km of district heating pipework

Explore full project:

[cogeo.co.uk/viking-energy-
network-jarrow](https://cogeo.co.uk/viking-energy-network-jarrow)



KEY PROJECT

Project:

Supporting solar developments for 35 sites across Wales and England

Client:

Dŵr Cymru Welsh Water

£6 million project budget

11.94 MW of Solar consented

A mixture of Roof-mounted, Ground-mounted and Floating Solar Arrays

Part of the Welsh Water target to be carbon-neutral by 2040

Explore full project:

cogeo.co.uk/welsh-water-solar-sites





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