



“Place Services is a leading environmental consultancy, providing planning support, integrated assessment, management and environmental stewardship.”

All about place



Place Services is a specialist provider of integrated environmental assessment, planning, design and management services.

Why Place Services?



With a thorough and demonstrable understanding of environmental decision making within the public sector, Place Services combines specialist expertise, experience and embedded cross sector understanding with a competitive business approach and a commercial solutions driven ethos.

Place Services is a leading public sector service provider with a loyal and growing client base. We are a multidisciplinary team, including planners, urban designers, landscape architects, historic environment consultants, ecologists, arboriculturists, conservation, public art and community engagement specialists. We have a strong reputation for high quality work undertaken by skilled professionals.

With well established partnerships with a number of key specialist groups in Essex County Council, including Highways, Flood Consultancy Services, Environmental Planning and Asset Management, as well as our well established private sector associates, Place Services occupies an insightful position with experience on both sides of the public and private sectors. This enables us to add significant value when improving the operation of the planning process.

We are astutely aware of how the public sector can benefit from a business-like approach as an effective and efficient way of working. Through our own experience we can assist local authorities to work with change in a truly empathetic way.

Our Values:

- **Collaborative**
Enablement is key, we see ourselves as an extension of our client's team, sharing knowledge, expertise and ideas
- **Commercial**
We focus on delivering outcomes and providing maximum value for money
- **Creative**
We think outside of the box to deliver innovative solutions
- **Responsible**
We are committed to providing environmental stewardship, doing the right thing for people, places and communities

“Our unique place in the market stems from strong public sector roots which are embedded in a detailed understanding of local government. We are a trusted provider of professional services with a long and established record of delivering across sectors.”



Public Sector

We have unique experience in this area through our local authority links and roots. We currently provide services for Local Planning Authorities (LPAs), National Government Organisations (NGOs) and the MOD amongst others.

Infrastructure

We are well placed to deliver consultancy to the infrastructure sector with experience including, highways major projects, flood alleviation and transport. Our network of associates and supply chain partners enables swift resolutions to complex issues and a bespoke approach for our clients.

Countryside and Land Management

From viability and development to bespoke greenspace and biodiversity offsetting, we are one of the only consultancies to offer an integrated land management package for developers and landowners. Our experience extends beyond country parks and nature reserves, and we have secured cost-effective and innovative land management solutions on former landfill and quarry sites; delivered biodiversity offsetting schemes associated with major infrastructure projects; and provided contract management to private landowners.

Housing and Development

From our public service roots stems a unique understanding which private consultants may not fully recognise. With our diverse partnerships with Local Planning Authorities, infrastructure providers and land managers we are uniquely placed to understand housing need, viability and planning process to deliver results for this sector. Our experience also extends to areas outside of the planning arena including estate management and tree risk mitigation.

Sectors and Services

“All the commercial acumen and responsiveness of the private sector, with the trust and responsibility of the public sector”

“Trust is at the heart of everything we do. As we have grown and evolved as a business we have coupled our public sector ethos with a real commercial approach to delivery, developing our agility, responsiveness and innovation to ensure we provide our clients and partners with real world solutions swiftly and professionally.”

“Place Services has a proven track record of delivering sustainable, creative and effective solutions for the built environment.

Our in-house expertise comprises of an interdisciplinary team ranging from planners, urban design and landscape consultants to public art specialists. Our approach is client led, we work alongside our clients to respond to a brief and deliver efficient and cost effective solutions.

Operating from our head office in Chelmsford, we work on behalf of a wide variety of clients, both in the public and private sector, across the UK.”

Built Environment



Strategic Planning and Development

We have a proven track record in planning and pride ourselves on being an extension of your own team. With our deep understanding gained from our public sector roots we specialise in delivering a pragmatic and robust approach with the ability to turnaround projects to tight timescales. Our services include:

- Feasibility/Viability Studies
- Local Plan Delivery Services
- Masterplanning
- Planning Applications & Discharge of Conditions
- Development Management
- Research & Strategy Development
- Local and Neighbourhood Planning
- Expert Witness Services
- Stakeholder Engagement
- SEA/Sustainability Appraisal
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment
- Training

Urban Design and Landscape Architecture

Urban design impacts on the quality, sustainability and success of planning policies, planning applications, regeneration projects and growth strategies. From town centre regeneration to housing renewal, Place Services has a team of highly skilled and experienced urban designers, who possess skills in architecture, landscape architecture, planning and graphic design to develop and visualise our clients' visions. Our approach is positive, engaged, value tested and flexible. Our services include:

- Development Management Design Consultancy
- Local Plan Design Support
- Masterplans, Design Guides and Codes
- Development Briefs and Site Disposal
- Facilitation, Training and Community Engagement

As landscape architects we work in multi-disciplinary teams with engineers, urban designers, ecologists, planners, public artists and economic development. We work for the County Council and other local authorities and have worked as a CABE advisor, consultants on Natural England and English Heritage projects. We advise on landscape policy and development control and we act as expert witness for landscape at public enquiries. We have won bids for parks and green spaces and secured training for communities to develop their skills in realising projects. Our services include:

- Landscape Assessment and Planning
- Landscape Strategy
- Landscape Design and Implementation
- Landscape and the Community
- Landscape and Heritage

Public Art

Place Services delivers creative public realms and cultural strategies, manages public art programmes and engages communities to deliver the aims and vision for an area in a joined-up and cohesive way.

A core element of our process is the creation of high-quality, effective engagement throughout the development of a project, alongside ensuring the standard and quality of the finished programme.

Artist-led programmes can open up new ways of working with communities and help to articulate and celebrate the identity of a place, whilst encouraging local involvement. The service looks to design programmes that add value and meaning for the participants and end users of a space. Our services include:

- Public Art Guidance and Strategy Development
- Public Art Programme Development and Management
- Artist Selection and Management
- Community and Stakeholder Consultation and Engagement
- Exhibition Development and Management

“Conserving, managing and enhancing the natural environment is at the very heart of our business.

With expertise including arboriculture, biodiversity, countryside management and ecology, we bring together a wide range of experience, whether it is for large complex briefs or small discrete projects.

Our approach is to share our knowledge and solutions with our clients, ensuring that they not only fulfil legal duties towards the natural environment but also that they do so in a way that brings positive benefits to people and wildlife.

We deliver innovative projects such as The Habitat Bank which helps to expedite planning enabling developers to focus on delivering housing quotas. We take pride in delivering swift and workable real world solutions for the Natural Environment.”

Natural Environment

Ecology

We have a proven track-record of working with public, private and third sector organisations and their partners to deliver innovative ecological services. Legislation and policy associated with the natural environment is complex and continually evolving. Place Services has the expertise to help our clients understand their responsibilities and changes in best practice.

Our enabling approach ensures they not only fulfil their legal duties towards the natural environment, but they do so in a way that brings positive benefits to wildlife and people. Our services include:

- Pre-application enquiries
- Screening and appraisal of development proposals
- Provision of written advice and recommendations
- Strategic planning, including biodiversity development for local plan policies
- Habitat & Vegetation Survey
- Protected Species Survey & Mitigation
- Ecological Appraisal
- Ecological Impact Assessment
- Habitat Management Plans & Habitat Creation
- Ecological Clerk of Works Services & On-Site Supervision
- Ecological Management and Delivery Plans
- Contract Management of Delivery Plans
- Ecological Condition Surveys and Risk Assessments
- Project Design and Masterplanning

Arboriculture

Our arboricultural services are backed up by extensive expertise with comprehensive experience within both public and private sector tree management.

We have the largest dedicated team of arboriculturists in the east of England and deliver services to a number of high profile clients including being Forestry Commission's preferred consultant for plant health surveys in the region. Our services include:

- Tree Risk Management
- Trees and Development Consultancy
- Local Government Support
- Expert Witness / Litigation
- Subsidence Investigation
- Woodland Appraisal and Management Plans
- Decay Detection including PICUS, Resi and Tree Motion Sensors
- Aerial Inspections and climbed access work
- Planting and green infrastructure planning

Countryside Management

We work with public sector organisations to design, plan and deliver environmentally and financially sustainable countryside management solutions. Uniquely for a multi-disciplinary environmental practice, we have direct knowledge and expertise in all aspects of natural resource conservation gathered from having management responsibility for over 520 hectares of land on behalf of clients in Essex, Hertfordshire and Kent delivered through two ground-breaking initiatives the Legacy Grazing and Woodlands Projects.

Drawing upon the full breadth of skills within Place Services, we have the know-how to secure the necessary permissions and funding to ensure successful implementation of countryside management projects from start to finish. Furthermore, we have considerable expertise developing and selling countryside products from conservation-grade meat to firewood and charcoal.

Our experience extends beyond country parks and nature reserves, and we have helped secure cost-effective and innovative land management solutions on former landfill and quarry sites; delivered biodiversity offsetting schemes associated with major infrastructure projects; and provided contract management to private landowners. Our services include:

- Habitat and Countryside Management
- Environmental Management and Delivery Plans
- Ecological Condition Surveys and Risk Assessments
- Grant and Environmental Stewardship Applications & Compliance Monitoring



The Habitat Bank is a joint venture between Place Services, Whirlledge & Nott and ACJ Ecology. It aims to help developers, landowners and planning authorities to move towards no-net-loss of biodiversity and achieve measurable net gains for nature in accordance with the National Planning Policy Framework.

Developers

Our Habitat Bank service offers a one-stop shop for;

- Offsetting net-loss through biodiversity compensation
- Protected species mitigation

Long term monitoring management and/or ownership of mitigation/compensation land
The Habitat Bank also;

- Satisfies the appropriate planning authorities
- Adds environmental credibility
- Delivers meaningful environmental gain

Landowners

The latest National Planning Policy Framework guidance requires developers to offset any unavoidable harm to the natural environment through biodiversity compensation, and relocate certain protected species, where on-site mitigation is not feasible.

In order to do so they will usually need third party land on which to achieve these requirements.

Our Habitat Bank database consists of numerous sites to enable developer compliance, subject to payment, in return for which the landowner will typically have to;

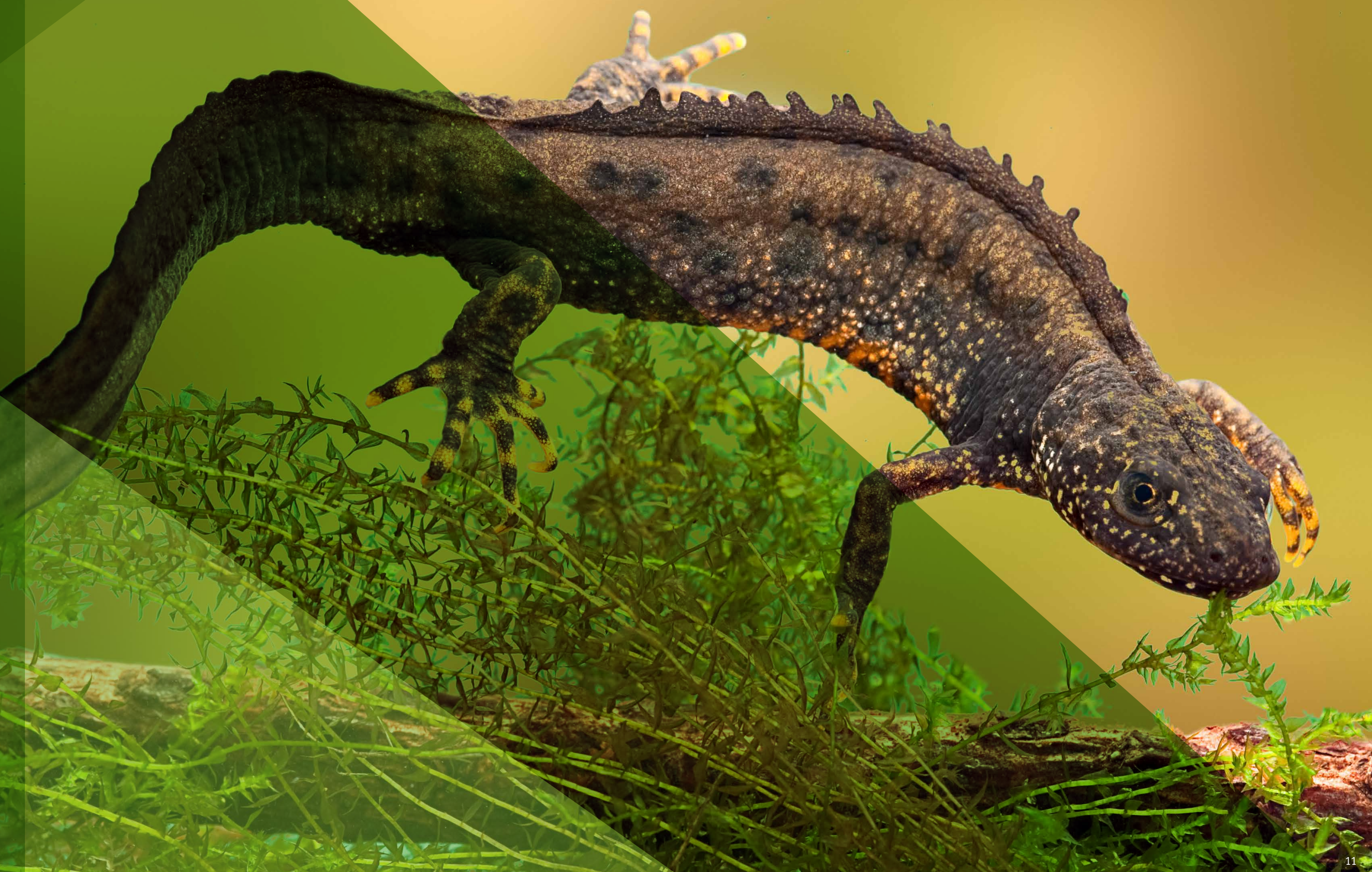
- Enter into an agreement for up to 25 years or longer
- Manage the site in accordance with pre-determined guidelines
- Allow a third party to monitor implementation of the management guidelines

Payments to the landowner vary from site to site but can equate to a significant proportion of the underlying land value.

The first step is to engage one of our ecologists to assess your site for suitability and assess the number of biodiversity "units" it can offer to a developer under the Defra metric. Having done so, if and when appropriate, we then negotiate terms for biodiversity compensation including species relocation, to achieve no-net-loss for the developer. These terms will include appropriate stipulations for monitoring and management.

Natural Environment

The Habitat Bank



“Our historic environment services help balance the demands of development and conservation, ensuring economic growth and sustainable management of the historic environment, whilst maximising the benefits of heritage assets, and enhancing historic places. We have a proven track-record delivering work for local authorities, Historic England, conservation charities and private sector clients.”

Historic Environment

Planning and Listed Building Advice

We provide archaeological and historic building advice for all aspects of the historic environment in the planning process, and for listed building consent.

Our services can include:

- Pre-application enquiries
- Screening and appraisal of development proposals and listed building consent applications
- Provision of written advice and recommendations
- Briefs for site investigations, assessment of contractors Written Schemes of Investigation, and monitoring of archaeological field work and historic building recording
- Monitoring reporting, publication and archive deposition
- Enforcement (urgent works and repair notices)
- Strategic planning, including local plan policies
- Expert witness for public inquiries and examinations in public

Heritage Assessment

Using established approaches and bespoke solutions, we undertake assessments and surveys for a wide range of heritage assets, historic places and clients, including developers, local authorities, trusts, and other property managers and owners.

- Archaeological Desk Based Assessments and Walk-Over Surveys
- Aerial photographic Survey, Mapping and Interpretation
- Heritage Statements / Impact Assessments
- Conservation Area Appraisals
- Historic Landscape Survey
- Historic Area Assessments
- Historic Characterisation
- Heritage Asset Assessments
- Analysis of Views and Setting
- World Heritage Site Comparative Analysis
- Applications for Certificates of Immunity from Listing

Management of Heritage Assets and Historic Places

We have considerable experience in the conservation management, maintenance and enhancement of heritage assets and historic places; from whole landscapes, to individual buildings, sites and structures.

Our services include:

- Conservation Management Plans and Statements
- Conservation Area Management Plans
- Project Management for Conservation Repairs
- Condition Surveys and Risk Assessments
- Management and Maintenance Plans
- Audience Development Plans
- Access Audits and Access Plans for Historic Buildings and Places
- Heritage Interpretation
- Advice on Heritage Asset Transfer





Historic Environment Records (HER)

Our team has long held experience in the development, management and enhancement of Historic Environment Records (HERs).

We manage and maintain the Essex Historic Environment Record on behalf of Essex County Council, and other local planning authorities in the county. The Essex HER is the most complete, computerised database of heritage assets in Essex, containing more than 38,000 records from the earliest occupation of the area, through to the Cold War. It is a public resource and we encourage free access to this vital source of archaeological, historic landscape and historic building information for academic or private research.

Research and Publication

We have a long tradition of delivering historic environment research projects, funded by Historic England, the EU, and other public bodies, which are designed to help develop good practice in the sector, and to increase knowledge and understanding of the historic environment.

Our publication record is equally strong, with text written, and images sourced, for a variety of media, from post excavation reports, to popular books and professional guidance, making heritage accessible to all.

Traditional Building Skills and Conservation Training

We run a popular series of one, two and three day practical courses in traditional building skills, which aim to raise awareness of the importance of protecting historic buildings by using appropriate methods and materials to repair and conserve them.

Many of the courses are run from our workshop at Crossing Temple Barns but, where possible, we use sites throughout Essex, and neighbouring counties, which enable our students to work on 'live' projects. Our tutors are all excellent craftsmen who run their own businesses using their skills every day, and who have a wealth of experience and knowledge. Courses are open to all skill levels unless specified otherwise.

Running alongside the hands-on courses are a range of CPD lecture sessions recognised by the Institute of Historic Building Conservation (IHBC). Topics vary annually but their aim remains the same: to educate and inform professionals, including; surveyors, architects, building contractors, self-employed tradesmen, and the owners of historic buildings, in the technical and practical issues involved in the care and repair of historic buildings, and the wider historic environment.

Historic Environment

Our partners

Local Plan Delivery

The planning system is being challenged to meet demand for housing, transport infrastructure improvements, materials to supply these developments and facilities to manage and dispose of the waste produced. The Government has laid this challenge at the door of local authorities in the form of a strategic land use planning response, which aims to encourage the preparation of Local Plans.

Statutory deadlines, set by central government for local plan delivery, are quickly approaching for local planning authorities (LPAs), with the risk of such authorities losing powers to prepare such plans, if they fail to meet these deadlines. With dedicated planning resources being depleted amongst many local authorities as a result of ongoing austerity measures, many planning authorities are under significant pressure to deliver Local Plans on time and within budget.

Our **Local Plan Delivery** offer is predicated on the expertise and proven track record of the Essex County Council Planning Policy Team working alongside our consultants to deliver a commercial service to LPAs. This partnership enables us to secure ourselves at the forefront of planning policy

development, delivering infrastructure and places through an integrated approach and unrivalled expertise in assessment, design, planning and management and, uniquely, an understanding of the pressures and culture of local authorities combined with the agility and professionalism of the private sector.

Our specific services are bespoke and can respond to the individual needs of clients. Our offer is diverse and wide ranging from discrete packages of custom-made work to delivering larger projects. Offers to clients can be tailored to suit the ambition of the client and include:

- Local Plan preparation
- Technical evidence reports
- Quality Assurance on Local Plans and/or evidence base
- Quality Assurance on project plans
- Appearance at Examinations in Public

Flood Services

Essex Flood Services work alongside our consultants to successfully deliver a wide range of flood risk management functions. From its roots as the Essex Lead Local Flood Authority function Essex Flood Services has grown as a proactive commercial flood risk service provider and can also uniquely share its extensive knowledge gained as an LLFA to public sector clients.

Legislation surrounding flooding and drainage is complex and has been subject to many recent changes. Flood Services has the knowledge and experience to help public sector organisations understand and deliver their responsibilities, along with supporting other risk management authorities and providing advice to the private sector.

Our services include ;

- Lead Local Flood Authority Services
- Planning, Pre-application Advice and SuDS Services
- Watercourse Regulation and Flood Alleviation Scheme Design Services

We have developed a wide range of products as follows:

Lead Local Flood Authority

- Writing flood risk management strategies
- Writing Section 19 investigation reports
- Support surrounding asset register and records
- Provide/help market surface water management plan model and output data
- Community resilience training package
- Environment Agency bid advice for LLFAs
- Provide/help market flood information reports

Planning, Pre-application Advice and SuDS Services

- Provide/help market pre-application SuDS advice
- Creation of Strategic Flood Risk Assessments
- Undertaking of sequential testing for sites
- Creation of site specific Flood Risk Assessments
- Bespoke SuDS advice for Local Planning Authorities
- SuDS training and guidance
- Undertaking statutory SuDS consultations on behalf of other LLFAs

Watercourse Regulation and Flood Alleviation Scheme Design Services

- Flood alleviation scheme design
- Flood modelling
- Environment Agency bid advice for Risk Management Authorities
- Ordinary watercourse consent pre-application advice
- Ordinary watercourse enforcement or guidance
- Provide/help market ordinary watercourse consent pre-application advice
- Administer property level protection grants

anglianwater



Basildon Council
BASILDON • BILLERICAY • WICKFORD



Our partners





Contact

Paul Frainer
Head of Partnerships and Development

Telephone: 03330 136 875
Email: Paul.Frainer@essex.gov.uk

'Swimmy' by Dallas, Pierce and Quintero - Braiswick Primary School

Place Services

County Hall, Essex CM1 1QH

T: +44 (0)3330 136 844

E: enquiries@placeservices.co.uk

www.placeservices.co.uk

[/company/place-services](https://www.linkedin.com/company/place-services)

[@PlaceServices](https://twitter.com/PlaceServices)

