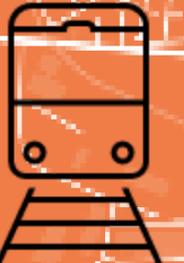


WELCOME TO



TOWN PLANNERS



ALLOW US TO INTRODUCE OURSELVES

At RJP, we are first and foremost strategists. We think about place, policy and people. Our clients ask for our advice early and trust us to respond to context and circumstances.

We always look to provide clear, effective advice. We work collaboratively and innovatively to complete our tasks to the highest professional standard.

Our clients rely on us as strategic negotiators with a keen eye for detail.



Our entire business centres around three core values: **collaboration**, **communication**, and **learning**.



**PRACTICAL, STRAIGHTFORWARD,
HIGH-QUALITY CONSENTS SOLUTIONS**

WHY US?

Delivering improved infrastructure is a priority for the UK Government as it works to 'level up' the economy.

At RJP we advocate early strategy and programme development. We understand the connection between investment and growth.

Collaboration is essential for major projects and as consents advisors we are experienced in effective communication across multiple disciplines and complex client and stakeholder communities.

We love nothing more than when our input helps to shape a successful proposal and to support the realisation of sustainable communities.

We thrive on challenges that require us to think differently, to innovate, and get creative in our response. We do this with a close eye on programme and deliverables. Our experience in consents for major infrastructure projects has embedded a culture of active monitoring, management and communication on progress.



NORTHERN POWERHOUSE RAIL (NPR)

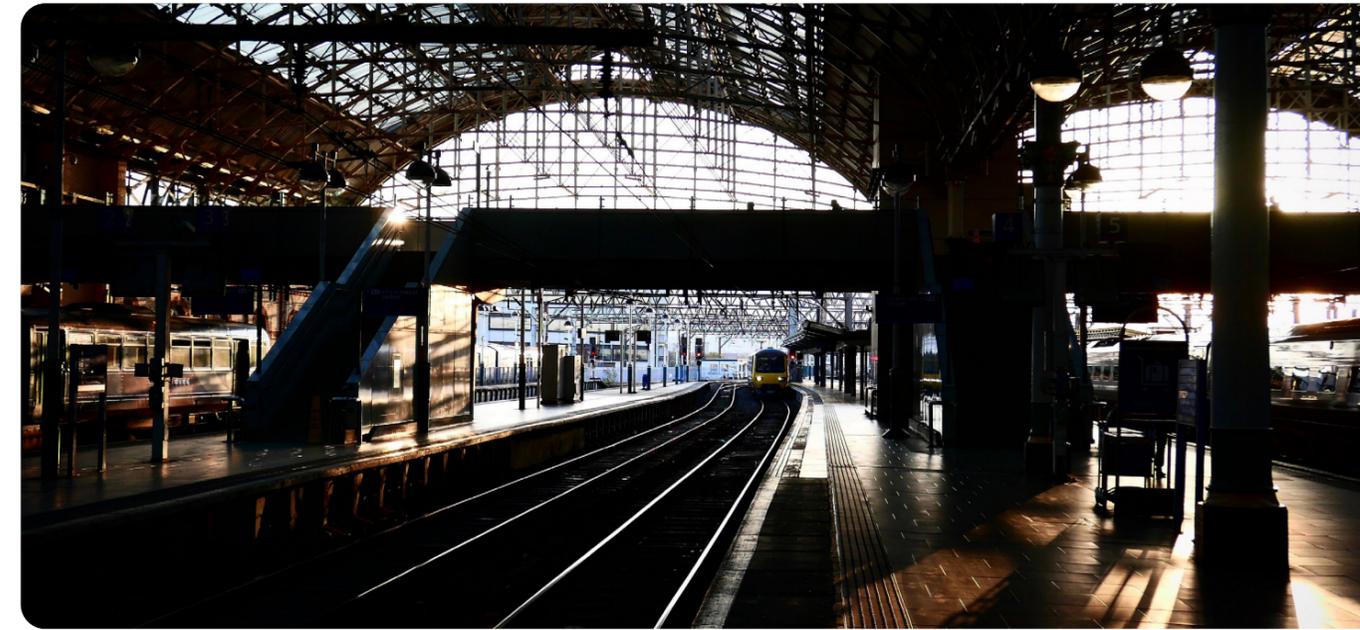
Northern Powerhouse Rail (NPR) is a major strategic rail programme, designed to transform connectivity between the key economic centres of the north.

The programme promises radical changes in service patterns and journey times. RJP is working with Network Rail leading on the environment and consents advice to the programme.

Strategy for Consents

Our team has developed the NPR programme level land and consents strategy, advising Network Rail, DfT and TfN on potential approaches and timescales for project delivery.

We have also developed potential project specific advice on how to progress land and property, town planning, environmental and consultation approaches. As options are developed and viability tested, we advise on programme and cost risks.



Moderating

Recognising the potential scale and complexity of NPR, moderation of the process lies at the heart of our advice to the NPR programme team. We work to ensure the options development and shortlisting process is robust and fit for the consents stage.

We are proud that RJP HQ is located in Manchester city centre and we value every opportunity to work in our region. But we bring together experience throughout the UK nations. Over the years, we have built respectful working relationships with multiple planning authorities, and helped our clients to bring forward residential, commercial, civic and infrastructure projects across Britain.

CONNECTION WITH INFRASTRUCTURE

We work with large teams supporting the alignment of business case, programme, procurement, design, construction, options development and assessment, and delivery of consultations and consents.

Early strategy and understanding of the big picture as well as the detail are central to our approach and the advice we provide.



Transport and Works Act Order (TWAO)

Progressing TWAO applications is a core part of our business at RJP.

We have worked with Network Rail's in house consents experts since 2012 to progress applications for new rail infrastructure including in the Merseyside, Sheffield, High Peak, and Peak District National Park areas.

Our practice director has provided expert witness services to HS2 Ltd on a TWAO application required to supplement the HS2 network.

Our team integrates with major multi-disciplinary companies and contractors to provide town planning and consents management services for TWAO projects.

We have an established track record of successful delivery of consents and commitments.



Land and Consents Strategy

Large projects demand front-loaded consents strategies to identify constraints, and barriers to delivery. Our services focus on helping project teams to minimise risks to delivery.

Our team is highly practiced in developing these strategies for major infrastructure projects. We work with design teams and technical specialists to identify how to effectively integrate property, environment, town planning, highways, utilities and consultation requirements.

Our approach is shaped to guide project programmes early and facilitate timely integration of multi-disciplinary deliverables.

We have produced and advised on strategies for Network Rail, East West Rail, energy infrastructure providers, and DfT.



Development Consent Order (DCO)

After a year working on the Hinkley Point C Nuclear new build DCO in 2010, our practice director, Ruth Jackson, founded RJP with an enormous breadth of experience of the scale and complexity of major infrastructure projects and what it takes to deliver an application under the 2008 Planning Act.

Since then, our practice has advised on DCO project programmes, stakeholder management, examinations and strategies including for East West Rail, the A556, Northern Powerhouse Rail, and a major energy providers in the North West and South East of England.

Our advice on DCO projects is always the same: have a front-loaded programme and a well-established and confident team, skilled at collaboration across all disciplines.

FINDING SIMPLICITY IN THE COMPLEX

We love to be at the intersection of new and old, infrastructure and people, modern and heritage architecture. We actively look to work outside our comfort zone and promote creative problem-solving through connected team working.



Parking

Our most recent car parks work have been for NCP including managing alterations to the remarkable Circle Square car park in Manchester.

Our favourite car park project is a station scheme in Hatfield, Hertfordshire. Delivered by First Capital Connect, our team was called upon to manage some initially tense negotiations with the Hatfield House Estate. We worked with the FCC project team, their communications colleagues, Network Rail, the local planning authority, Hatfield House and the architects to identify constraints and solutions and to deliver planning approval.



Level Crossing Closures and Public Rights of Way

Closures and diversions of public rights of way (PRoW) are common requirements for large scale linear projects. PRoWs allow the public to walk, or sometimes ride, cycle or drive, along specific routes. These are historic rights with records contained in multiple Highways Acts dating as far back to the 16th Century.

When a project proposal requires closure of PRoW, it can often introduce unexpected complexity and project compromises.

At RJP, we have advised on footpath closures and diversions linked to railway investment and renewals including Network Rail's North West Electrification, Hope Valley Capacity Improvement and Wigan to Southport Renewals projects.



Stations

We are recognised advisors on rights allowed under the General Permitted Development Order (2015) as amended.

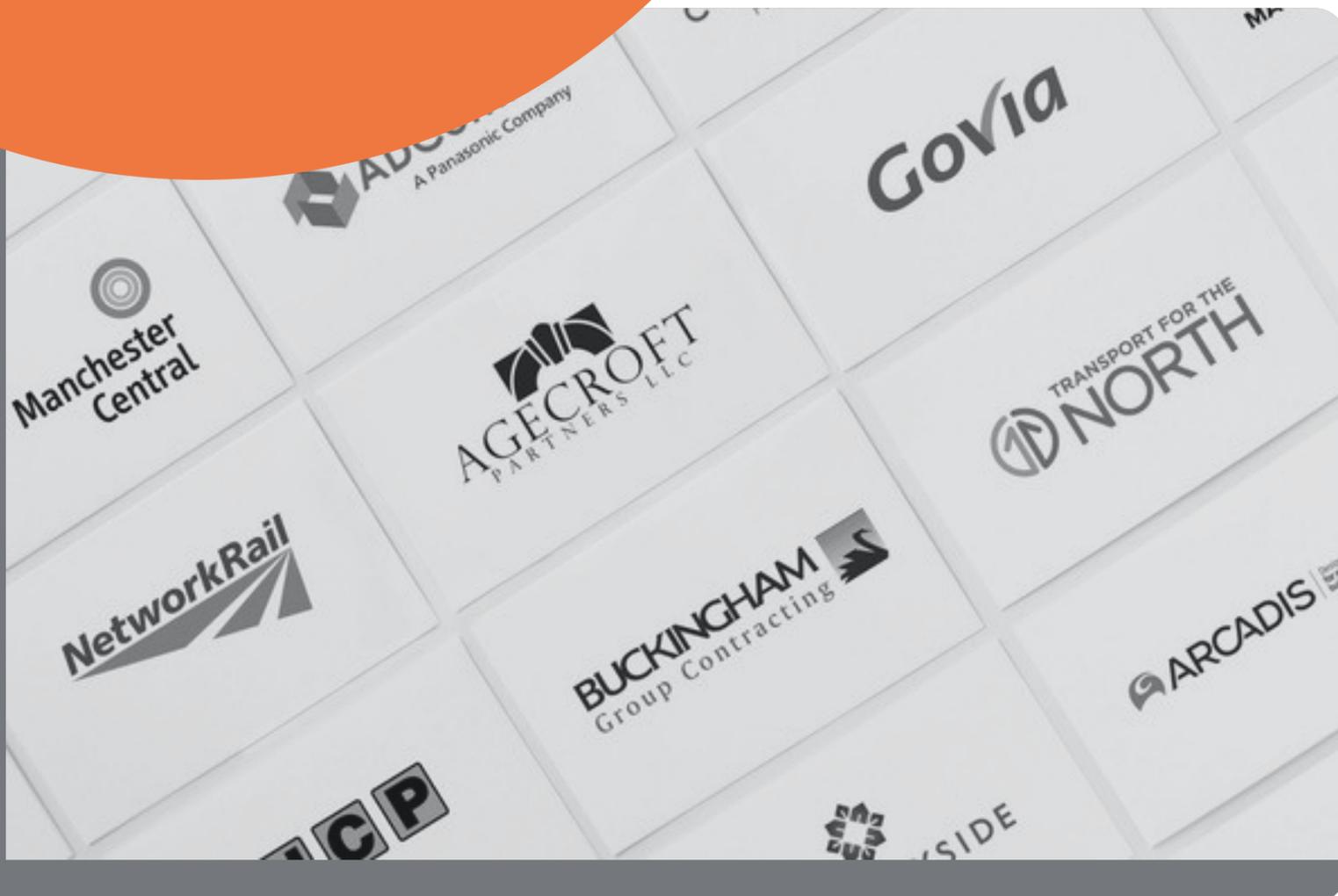
We regularly advise contractors and train operating companies on the powers available under the Order in relation to the railway.

Our network of contacts within Network Rail's town planning, legal and liabilities teams means we are well placed to find appropriate solutions whilst safeguarding these highly valued rights.

We have dealt with multiple complex projects, making best use of PDRs, for projects including at Crewe, Liverpool and Brighton Stations.

DON'T JUST TAKE OUR WORD FOR IT

We're aware there's only so much you can say with words. We are trusted by some of the most demanding names in the business.



Nathalie Lieven QC, led the Public Inquiry team for the Hope Valley TWAO

When talking about RJP town planners, the appointed barrister for the Hope Valley Capacity project commented on the:

“Real skill in guiding a course through all the complexities, documents and people in a big project. Ruth can invariably see what is needed to be done, and then helps and sometimes cajoles the team to get it done... Her planning judgement was excellent, with a sure touch as to what could be achieved.”



Lee Watson, Engineering Manager and Project Lead, Alan Dick Communications Ltd (a Panasonic Company)

“The team at RJP has been supporting ADComms to deliver multiple applications for telecommunications infrastructure across the Merseyrail Network. Building on the application strategy foundations set up by Tess, Shaun has taken a hands-on role engaging with our team in problem-solving and providing solid planning advice. He helps our team to prepare for and deal with local planning authority requirements.

We would be happy to recommend the team to any developer with complex development proposals across multiple sites and local planning authorities.”

Rob Harwood, Multi Asset Framework Agreement Manager, Buckingham Group

“RJP’s support to our core team, providing advice and direction on consents management on the Northern Hub routes, has been a key component of our success to date.

Further to this, the feedback we have had from our client team at Network Rail in relation to RJP’s management and successful delivery of the Network Rail (Huyton) Order has been very positive.

We have found that RJP has provided an organised, reliable and professional service throughout the project.

We look forward to continuing a positive working relationship.”

THANK YOU

We hope we have given you the insight you need to put your trust in us. We look forward to hearing from you and are always available to answer any questions.

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