

## case study

### Opposing a substantial development at planning inquiry stage

#### the challenge:

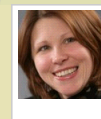
The Countryside Council for Wales (CCW) appointed us to oppose a substantial development comprising over 50,000 square feet of commercial space, 1,750 houses and other elements including a football stadium and hotel. The proposal was being supported by the planning authority and the opposition was on the grounds of the impact on the historic landscape and nature conservation interests.

#### our approach:

We argued the site was of historic importance to Wales as the buildings dated back to the industrial revolution. We also defended the conservation interests of the site, including rare fungi, greater crested newts and five species of bats. We assembled a team of expert witnesses from CCW, most of whom had not given evidence at a public inquiry before, briefed them on what to expect and took them through the evidence. We appeared as advocate at the four week inquiry, leading opposition to the development against a QC and counsel.

#### the result:

The inquiry was successful - the Welsh Assembly Government agreed with the Inspector's recommendation to refuse the development, despite the considerable support from within the planning authority and the business community for it to go ahead.



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