



THE ECOLOGIST

Louisa Standbrook-Jones
Ecology Director, Pro Vision

Louisa has worked in the ecological consultancy sector for over ten years. She has worked on projects covering various sectors. During these projects she has provided ecological advice covering a wide range of impacts providing clients with pragmatic solutions to assist with development design through to the implementation of ecological mitigation, ensuring projects progress through planning and construction phases.



THE PROJECT

Approval has been achieved for the renovation of the historic buildings at Home Farm, Grange Estate alongside the change of use of the building for events and accommodation space, and removal of the covered yard.



THE IMPACT

The buildings included multiple bat roosts which will all be retained as part of the works, with the renovation and installation of these features near completion. The buildings were falling into such disrepair these would likely have been lost in the long-term as water ingress reduced available areas. The scheme will retain a barn owl nest within the estate and the wider landscaping includes orchards , pond and new native trees around the buildings. The final use as an events hall will provide new revenue for the estate and an asset for the community to use while retaining and enhancing local biodiversity.



IT TAKES
PLANNERS

ARCHITECTS

THE ARCHITECT

Richard Douglas Architecture Director, Pro Vision

Richard is a Chartered Architect with over 15 years' experience in the development industry. He has designed a wide range of schemes, including one-off bespoke houses, apartments, business parks and large scale, urban masterplans. He is passionate about architecture as a force that can shape the urban and rural environments, creating beautiful places for people to inhabit and be inspired by.



THE PROJECT

Woodlark Place was a development of 157 houses and flats on a site in Newbury, Berkshire. The proposals sat on a former landfill site and so significant negotiation with the Local Authority and carefully designed mitigation was needed to bring the project forward. The design process required a careful mix of architectural and planning disciplines to ensure the that design intent was not lost in the process of dealing with site constraints.



THE IMPACT

The scheme, which is nearing completion on site, has transformed a disregarded former landfill site into a well-designed development that includes: attractive and carefully designed houses and flats that meets local needs; an urban design approach which sensitively addresses the public realm on all sides; mitigation measures to prevent any future harmful effects from the landfill; significant ecological enhancements transforming the centre of the site into a wildlife area and; significant open space and play space provision for the benefit of the local community.



“Placemaking is having the vision to see, how, that which is *unused, unloved* and *unknown* can be transformed into that which is *useful, lovable* and *identifiable*. Planners and Architects must work hand in hand to create places that incorporate these ideals in order to create active engaged communities.”

IT TAKES
PLANNERS

COMMUNITIES

THE PLANNER

Richard Osborn Associate Director, Pro Vision

Richard has a wide range of experience, including the preparation of planning applications for major residential and commercial developments, rural Estates and agricultural diversification, smaller village infill developments, and one-off houses for private clients.

Richard has also been involved in numerous Planning Appeals, Local Plan reviews, Neighbourhood Planning, and Community Consultation events.



THE PROJECT

We secured an allocation for housing in the Whitchurch Neighbourhood Plan (2017) on behalf of the Hospital of St Cross, Winchester. This took several years engaging with the Neighbourhood Plan team and the local community.

Prior to the Neighbourhood Plan process, Pro Vision had secured planning permission (on appeal) for a smaller housing development on adjoining land, following an earlier allocation/resolution to grant consent for an employment site on the wider landholding which never came to anything due to complications caused by 3rd party stakeholders.



THE IMPACT

The allocation led to a successful planning application and disposal of the site to a regional housebuilder.

Our planners, architects and ecologists were all engaged.

The receipt from the sale of the land has been essential to the ongoing management and maintenance of the Grade I listed church and hospital of St Cross (which dates back to the C12) especially now in light of the global pandemic during which visitor numbers and weddings plummeted. St Cross are a private, self funded organisation – no links to English Heritage or National Trust – and yet is one of the most important medieval sites in the Country.



**IT TAKES
PLANNERS**

COMMUNITY

THE SITE

Fishlake Meadows was the development of 74 ha of land in Romsey, Hampshire. The site is bisected by an existing canal. It had previously been farm land, however due to its low lying nature the land would regularly flood and eventually the land became permanently flooded. This had led to the site becoming a site of importance for nature conservation.



Image Copyright Google

THE PROJECT

In order to facilitate the ongoing maintenance of the site and importantly enabling access for the public to this area, a scheme was proposed to develop the land into a permanent nature reserve to be gifted to the Local Authority. To enable this development the scheme involved the development of 58 houses adjacent to the meadowland.



Image Copyright Hampshire & Isle of Wight Trust

THE IMPACT

The scheme has transformed an area of underused land into a beautiful nature reserve accessible by all.

Working closely with the community enabled the creation of this important area, whilst allowing sensitively located housing development.

Significant public involvement and negotiation with important local stakeholders ensured that the project was able to deliver for the landowners, the Local Authority, the community and the environment.

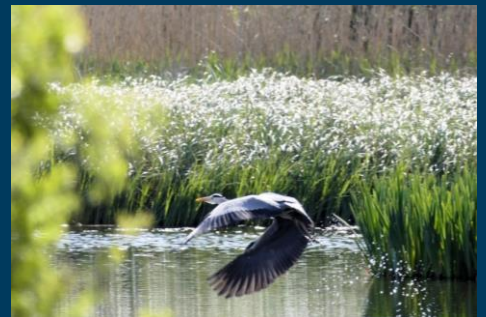


Image Copyright Hampshire & Isle of Wight Trust



“...a spectacular wetland, home to hunting ospreys, elusive bitterns, migratory cuckoos and murmuring starlings... It really is the ultimate destination for all nature lovers.”



**IT TAKES
PLANNERS**

DEVELOPERS

THE PLANNER

Katherine Miles Director, Pro Vision

Katherine holds a BA (Hons) degree in Town Planning from the University of Westminster, and an MSc in Town and County Planning from the University of Reading. She has a wide range of experience in the preparation and management of planning applications for major residential developments and has appeared as an expert planning witness at Planning Inquiries and at Examination in Public.



THE PROJECT

Pro Vision were appointed by Thames Valley based property development business, T A Fisher. Through extensive negotiations and engagement with Stratfield Mortimer Parish Council, we secured an allocation in the Mortimer NDP. Planning permission was subsequently obtained for a development of 110 dwellings, land for an infant school, land for a doctor's surgery, and new public open space.

The application was approved at a local level by Members of the West Berkshire Planning Committee and the development is currently under construction.



THE IMPACT

The development has been successful in delivering the housing envisaged by the Local Planning Authority to meet its identified need. In addition, the scheme has included a mix of dwelling types including bungalows suitable for downsizing and these have been very popular and well received by local people.

The development delivers 3ha of open space and will create new wildlife areas and recreational space for existing and future residents.



The development won 'Best Large Residential Development' due to its exemplar design in a rural setting at the Royal Berkshire Property Awards 2023.



**IT TAKES
PLANNERS**

**A TEAM OF SKILLED
PROFESSIONALS**



THE TEAM

Pro Vision offers a full range of Town Planning, Architecture, Urban Design and Ecology services across the UK. We are a multi-disciplinary consultancy, and our range of project work draws on the skills, knowledge and experience of our whole team.

We are proud of our reputation and are trusted by a wide range of clients to be efficient and effective.



THE PROJECT

As an employee owned business, we are proud to have developed a thriving multidisciplinary consultancy. Our team of planners provide expert advice at every step of the development process. Our team of architects are creative and passionate about good design. Our ecologists are focused on helping our clients achieve their aims whilst securing the best environmental outcomes.

Together, we collaborate to develop applications, achieve permissions, and deliver new developments that have a positive impact.



THE IMPACT

Our clients tell us they value our professional, collaborative and helpful approach. Our success is built around a dedicated team of people who bring enthusiasm and experience to every project.

This World Town Planning Day, we celebrate our whole team of lovely professionals: Alex Hannam, Chloe Renault, Claire Hayes-Anderson, David Bloor, David Casson, Emma Bennett, Gareth Johns, Ian Wright, Jake Purchase, James Iles, Janine Muller, Katherine Miles, Kerri Crutchfield, Kirstin Sullivan, Leah Lopes, Louisa Standbrook-Jones, Martin Harrison, Richard Douglas, Richard Osborn and Steve Young.



“We have used the services of Pro Vision, including the planning, architecture and ecology teams, to help deliver several of our projects. We appreciate their combined services and ability to work collaboratively with us to understand our objections and lead us and our consultant teams through the planning process.” James Bull - Rivar Ltd