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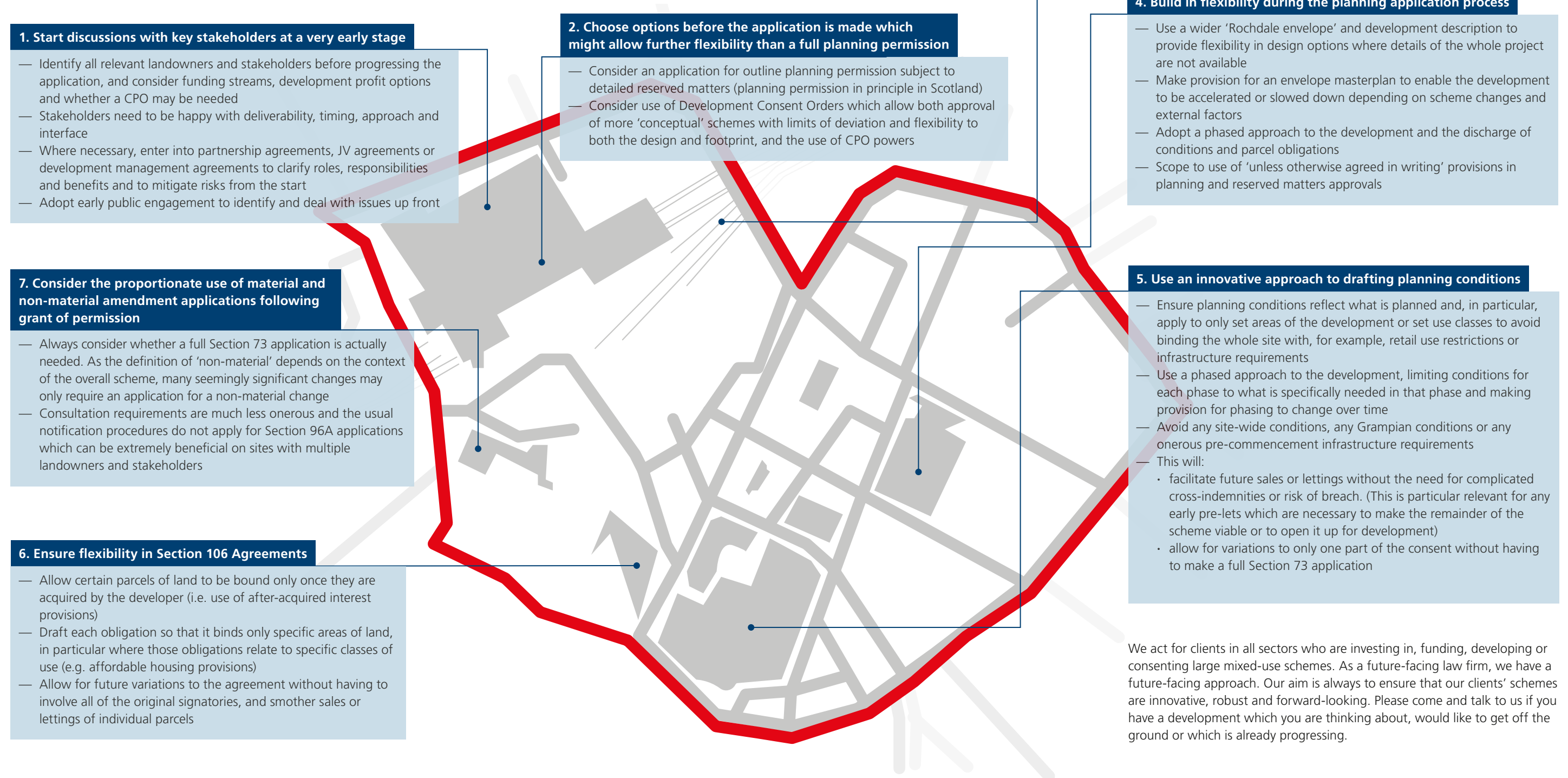


CMS Planning Group Structuring and Future- Proofing Complex Mixed-Use Developments

Understanding your challenges

Large mixed-use schemes are becoming increasingly common in the market. Local planning authorities are looking to maximise available space, benefit from economies of scale and create positive places where people can live, work, shop and play. This provides significant opportunities as it allows sites to be brought forward for much-needed housing while also providing developers and investors with a safer financial proposition. However, it is not without its challenges. By their nature, these developments can be extremely complex, involving multiple stakeholders, varying landownerships, competing interests and lengthy build-times. There is also the need to maintain scope for the project to evolve, to enable parcels of land to be sold or let on a phased basis whilst the remainder of the site is being built out and to future-proof the scheme by thinking about what flexibility is required at the application stage.

We set out below seven key areas that should be considered throughout the application, construction and operational phases of any development cycle. This has been derived from our experience on similar schemes, and through solutions that we have developed in partnership with our clients over many years. These suggestions can, of course, be combined to form a menu of options targeted to the specific outcomes and drivers of each development.





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