



Stuart Cook, Director

Stuart has 14 years' experience in development viability and delivery. He is a Chartered Surveyor with a degree in Urban Land Economics from the Sheffield Hallam University.

Stuart has worked throughout England advising public and private sector clients on development feasibility, development viability and development delivery as well as advising on plan policies. Stuart has also provided expert witness advice at planning appeal and examination in public. Stuart has a detailed understand of market dynamics across all sectors and how this impacts development delivery.

Stuart has held roles at national property and development consultancies, and has worked for a regional developer. Stuart has also held secondment roles at the Homes & Communities Agency (HCA) and West Lindsey District Council. Stuart's secondment at the HCA was to manage the due diligence on the KickStart 2 funding bids. More recently, Stuart has been seconded to West Lindsey District Council to help project manage the HCA Housing Zone programme.

Qualifications\

- Member Royal Institution of Chartered Surveyors (2005)
- BSc (Hons) Urban Land Economics, Sheffield Hallam University (2003)

Career History\

- Associate, Planning Development & Economics, Peter Brett Associates, London (2012 - 2016)
- Acquisition Manager, Fresh Start Living, Manchester (2011 – 2012)
- Principal Surveyor, Planning Development Regeneration, GVA Grimley, Leeds (2006 – 2010)
- Surveyor, Commercial Agency, Lambert Smith Hampton, Leeds (2003 - 2006)

Project Experience\

Residential\

- **New Addington Regeneration, Croydon (London Borough of Croydon)** – Stuart worked as part of a multi-disciplinary team advising on the residential development options and viability for the regeneration of New Addington. The development sites will yield a mix of apartments and town houses.
- **Greater Gainsborough Housing Zone, Gainsborough (West Lindsey Council)** – In 2015 Stuart was seconded to the Council to help the initial delivery for 13 residential sites across Gainsborough. Stuart engaged with landowners, the Council and the HCA to establish delivery constraints. Stuart also undertook site feasibility to establish scheme viability and development mix. Stuart is now retained to provide consultancy advice on viability and delivery matters.
- **Howe Barracks, Canterbury (Defence Infrastructure Organisation)** – Stuart advised on the development mix and quantum for 500 new dwellings on the former Howe Barracks site. Stuart's advice supported the masterplan options which led to an outline permission being granted.

Feasibility Studies\

- **Burlington Parade Delivery Strategy, Bridlington (East Riding District Council)** – Stuart updated the delivery strategy for the Area Action Plan. Stuart undertook a market assessment across the commercial, residential and leisure sectors; advised the masterplanner to formulate development options; undertook development appraisals of different development options (including sensitivity testing), and presented the findings to the Executive Board.
- **Sharpness Estate Strategy, Sharpness Gloucestershire (Canal River Trust)** - Stuart has advised on the masterplan options for the redundant land around the Sharpness docks. Stuart assessed the residential, industrial and leisure markets. He then undertook development appraisals to establish the most financial advantageous solution.

- **Dunstable town centre delivery advice (Central Bedfordshire Council)** – Stuart is currently advising the Council on the delivery of sites in Dunstable town centre for a leisure led mixed use scheme. This work involves engaging with occupiers, land owners and the Council and will lead to helping the Council secure a developer partner to deliver the sites.
- **Review of town centre office/business premises for alternative re-use, Luton (Luton Borough Council)** – Stuart advised the Council on the suitability of alternative uses for 32 town centre office premises. The work involved site inspection, market research across B1 office and residential markets, feasibility assessment and viability assessment.

Planning Economic Viability and Delivery\

- **Viability Assessment Consultancy, Sutton (London Borough of Sutton)** – Stuart has provided viability assessments, on a case-by-case basis, to evaluate the feasibility of proposed requirements for associated S106 and affordable housing contributions. Each assessment involves a review of the developer's viability report and appraisals to determine whether the proposals are likely to achieve sufficient residual land value and profit to ensure completion. This work has involved appraising and advising on the two largest regeneration projects in the Borough and acting as an independent at planning appeal.
- **Viability Assessment Consultancy, Chelmsford (Chelmsford City Council)** – Stuart advised the City Council of site specific viability for S.106 purposes. This work involved Stuart appraising circa. 12 residential development sites in Chelmsford between 2014 and 2016, including the largest city centre regeneration project.
- **Aylesbury Woodlands, Aylesbury (Buckinghamshire Thames Valley Local Enterprise Partnership)** – Stuart advised on the proposed uses for a new employment led mixed use development of the east of Aylesbury. Stuart undertook an extensive market assessment of the commercial, residential and leisure markets to inform suitability as part of the development mix. Stuart gathered information on land values to inform initial site viability. It is anticipated the scheme could deliver 100,000 sqm of new employment, residential and complementary uses.
- **Section 106 Viability Assessment, Harwich (Williams Group)** – Harwich Valley has a hybrid application recommended for approval subject to Section 106 agreement. The scheme will deliver 26,500 sqm of commercial space, supermarket, residential and complementary uses. To support the S106 negotiations Stuart provided a detailed S106 viability report which sets out the schemes proposed costs and values and the level of contributions that can be delivered.

Planning Policy and Advocacy\

- **Whole Plan Viability Study (Central Lincolnshire Authorities)** – Stuart undertook market research into the residential and commercial markets across the three Central Lincolnshire Authorities to inform an appropriate CIL Charge and level of affordable housing. Stuart attended the CIL examination to explain and defend the assumptions used.
- **Whole Plan Viability Study (London Borough of Sutton)** – Stuart undertook market research into the residential and commercial markets in the Borough and ran development appraisals to advise on suitable level of polices, including CIL.
- **Community Infrastructure Viability Study (London Borough of Hammersmith & Fulham)** – Stuart undertook market research into the residential and commercial markets in the Borough and ran development appraisals to inform a suitable CIL charge. Stuart attended the examination to explain and defend the assumptions used.

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