



Judd Farris  
property recruitment

Spring 2005

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## A Word from the Chair



A third of the year into my period as Branch Chair already – doesn't time fly when having fun or when busy! Keeping up Phil's success of last year, I hope you will find the first edition of Root & Branch for 2005 informative and stimulating. You will notice that this edition carries the logo of Judd Farris who I am pleased to welcome as sponsors of Root & Branch. The Branch were the first region to host the RTPI President's visit for Ron Tate in 2005, more details in the next issue, and he can be seen pictured outside of Huddersfield railway station with Rob Vincent, Kirklees Chief Executive, myself and Harold Wilson! Ron has subsequently thanked all involved for an interesting and informative couple of days in the region.



The Branch Executive are making strides to change the emphasis of their regular meetings to improve the focus of our time away from managing the business of the branch which still needs to occur and focus more on influencing, informing and shaping the role of the profession. At the April meeting we started a process of interacting with Karen Houghton in relation to the development of the Regional Centre of Excellence and hope to be at the forefront and in the vanguard of making this project a truly cross disciplinary project. We will keep you informed of progress on this issue.

At our next meeting in June we will be debating the new system of APC with representatives from national HQ. To inform this debate it would be helpful if you as members could forward views/opinions/fears/expectations of the new system to myself or Tony Ray so we can have a challenging discussion. For future meetings I am keen to ensure that we debate issues and decide on ways forward that are of interest and concern to yourselves as Members. So again, please advise Tony or myself of any issues that you feel we should be getting more involved in.

At all times during my year as Chair I am happy to receive communication from you as members on issues of concern, ideas for ways of improving the branch, etc, so please contact me if you feel matters need raising.

# LOW COST TRAINING EVENTS

For a number of years the Yorkshire Conference Series has been a resounding success, but in recent years the holding of low cost evening events has been much more sporadic. This year, however, a determined effort has been made to re-introduce these events and thanks to the sterling efforts of Mick McLoughlin the first event on Sustainability was held on 7<sup>th</sup> April hosted by White Green Young in Leeds. A full report on this event will be available for the next R&B.

Other events are now being drawn together with a draft programme of:

- Renewable Energy in North Yorkshire in the early summer
- Design/Public Realm in the Humber region for the autumn
- Green Belts in South Yorkshire in September
- Waste/Minerals in North Yorkshire in the winter

As you can see we are trying to move them around the region to take advantage of willing hosts and volunteers to speak but if you feel you can help Mick organise an event that might be of interest in your area please contact him at [mick.mcloughlin@energiekontor.co.uk](mailto:mick.mcloughlin@energiekontor.co.uk).

Another way in which we are trying to expand the access to low cost events is by joint promotion and running of training with other disciplines. Sometimes this is no more than exchange of fliers with people like RIBA but it helps to provide cross-disciplinary links in the region.

As with many other Branch activities the success of these events relies on your help to organise as well as your attendance on the night. Remember that by being involved you will also gain useful CPD credit.

## 'Testing' Times Ahead for the Next Generation of Plans

*Mick McLoughlin reports on the TCPA's New Year Breakfast Briefing in Leeds on the new development planning regime for England*

The first CPD event of 2005 for me and, at 8.00am on a January morning in central Leeds, a very early (and cold) start. So was it worth it? The answer is – a definite "Yes"! Despite the limited time available, the two speakers, TCPA Vice President Professor Peter Roberts OBE and Yorkshire and Humber Government Office Team Leader Geoff Dibbs, gave delegates an excellent overview of the new landscape, drawing out significant differences with the 'old' set up and identifying critical features for future practice. TCPA Policy Council member and Chair for the

session, Dr Hugh Ellis, successfully kept proceedings on track and provided additional valuable input from his experience as the National Planning Adviser at Friends of the Earth.

Professor Robert's masterful presentation compared and contrasted the new and old systems and linked the key changes back to their origins in the whole planning reform process. His definition of spatial planning has got to be the most succinct I have heard to date, reminiscent of Patrick Geddes and the late Francis Tibbalds: simply "making places for people". He was at pains to stress the new focus on evidence-based planning, clear project management, early involvement of stakeholders as well as true monitoring of plans and a genuine commitment to the revision and updating of plans (expect to see research findings from Peter soon on monitoring issues). According to Peter and Geoff, the days of proposals "popping out of the woodwork" at a Public Inquiry are over. What stakeholders should now expect is for planning authorities to be willing to enter into a real debate up front with different interests about strategy and alternative policy options at regional and local level. Once a Regional Spatial Strategy or LDF core strategy has been agreed

upon, then everything else should fall into place given the 'chain' of conformity' that will exist.

In terms of soundness, both speakers make it clear that there will be a general presumption that plans are sound and that aggrieved parties will need to produce evidence to demonstrate otherwise. A LDF's own core strategy will itself be a vital a yardstick for judging soundness. Simpler Local Development Documents could be a real possibility, tailored to what issues are of most relevance and priority to individual Districts.

However, as an expert on strategic and regional planning, Peter had to admit that in the wake of the North East referendum, the abandonment of elected regional assemblies tends to diminish the legitimacy of the RSSs – a point which generated much discussion amongst delegates.

Will planning authorities be willing and able to engage in a real debate about the future planning of their areas? Several delegates expressed concern about the resources that will be needed for the job to be done properly and the fact that these are not on the table.

*Continues...*

Growing staff shortages, poor pay, heavy workloads and general 'sidelining' of planners within local government, were all cited as problem areas which could undermine implementation.

Interestingly, Geoff Dibbs thought that the new emphasis on spatial planning rather than the traditional land use remit, would reconnect planners to the corporate priorities on local authorities and increase their profile and perceived value. Hugh Ellis was more blunt – if planners don't make the new system work, then planning will not be around in five years time: the DTI and Treasury will see to that!

It is clear that much is expected in a relatively short timescale. Perhaps we should all endorse Peter Robert's conclusion, that what we need most from the reformed planning system is effectiveness rather than efficiency:

*"Ice skaters receive marks for technical ability (efficiency) as well as artistic impression (effectiveness). When applied to planning, give me effectiveness everytime – what matters is the outcome on the ground, not necessarily how long a plan takes to adopt or a planning application takes to process."*

Finally, compliments must also go to solicitors, Addleshaw Goddard, whose city centre offices provided a first class venue for what was a most enjoyable seminar.

## A New Opportunity to Help Planning Aid

Would you like to influence the work of Planning Aid in the Yorkshire & Humber region? We are looking for additional recruits to our Steering Group which meets once every 3 months in Leeds, usually between 6.30pm and 8.30pm. All out-of pocket expenses are refunded.

The main function of the Group is to advise on the Service's priorities in the region, and to help identify ways in which it can meet its targets for Casework and Community Planning activity. There is no responsibility for staff or financial management.

**For further information contact Jacqui Baines at the Leeds office:-**

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## Help us to Help You!

Have you ever had planning query that could not be answered or wanted to know how other planners approached a development issue that was resolved.

Within the Yorkshire & Humberside region there are 1400 possible answers! YOU.

The Yorkshire Branch Executive is committed to improve our communication links with members within the region, but we need your assistance. Our aim is establish a database with every members' email address so that we can create a quick and clear line of communication between us.

The benefits of this are that: -

- i) we can create a discussion group between members for any planning queries;
- ii) we can inform members of any relevant seminars and low cost events;
- iii) you can let the Yorkshire Executive act on your behalf with an issue that you would like put forward to the RTPi Executive Board; and
- iv) you can obtain a copy of the 'Root and Branch' newsletter

Also this year we are considering the setting up of a Social Committee and hope to organise events such as a golfing and walking day. We would be grateful for any other suggestions.

Therefore, the only thing left is to email your address to [yorkshire@rtpi.org.uk](mailto:yorkshire@rtpi.org.uk).

# RTPI Yorkshire Branch European Network - Visit to Berlin 2004

2004 saw the achievement of one of my long held ambitions – a visit to Berlin. Capital not only of the unified Germany under Bismarck but also the Third Reich under Hitler, Berlin is so much more than a weekend destination with Easyjet.

The Yorkshire Branch European Network organised a visit in May and in but a week tried to get to grips with a city which, 15 years after the Wall came down, in some respects remains a city of two halves. There have, of course, been many projects designed to integrate East and West Berlin; nevertheless, it is still apparent where East ended and West began; where the imposing five and six storey tenements of Prinzlauerberg are still being renovated (East Germany could seldom afford to do it); where Checkpoint Charlie provided foreigners with an opportunity to crossover but not East and West Germans themselves; where East Berlin has a radial road system rather than the orbital routes of West Berlin. And of course, each city had its own city centre, and that is still evident.

Our programme attempted to capture the flavour (Geist would be better!) of Berlin in a week – not possible really and we will return, I am quite sure. Talking of flavour, May is Spargel/asparagus time in most of Berlin 's cafes which we found very good.

The visit began on a high note and never looked back; a tour of the IBA district where housing regeneration was the main focus. Our expert guide for the day was Carsten Seifert, (Planning Consultant and Researcher at Berlin's Technical University). A cancelled walk around Onkel Tom's Huette at Zehlendorf (a 1920's housing project of real quality) was our only disappointment on that day.

The focus of Tuesday was Prinzlauerberg, memorable for its 19<sup>th</sup> century tenements whose graceful facades hid squalid conditions for their working class tenants in the courtyards behind. Now being renovated, this area is very popular with West Berliners who have migrated there in large numbers since reunification.

Germany is well known for monumental architecture; the former Schultheiss Brewery (the largest in the world) is a magnificent collection of Romanesque - style buildings now restored as the Kulturbrauerei Arts Centre.

Dr. Kunst of the Ministry of the Environment gave us a fascinating introduction to wider planning and transportation issues within the unified Berlin for which the Ministry is now responsible. Our personal experience of the transport system in Berlin was excellent – public transport is modern and efficient, cheap, comprehensive and fully integrated. Which probably explains why 27% of journeys are by public transport.

Prof. Bodenschatz(also from Berlin Technical University) organised an aerial viewing of the historic city centre from an observation deck in the Kolhoff Building adjacent to the Sony Centre, all steel and glass, buzzing with life and activity. This was followed by a 'must do' walk around the Brandenburg Gate, Unter den Linden and Museumsinsel where Schinkel and others have produced fine neo-classical buildings such as the Schauspielhaus and Staatsoper.

Thursday saw us in the Hansaviertel, a 1950's housing redevelopment area where outstanding buildings designed by architectural giants such as Gropius, Aalto and Niemeyer can be seen. A walk through the Tiergarten Park, beautifully landscaped in the 18<sup>th</sup>/19<sup>th</sup>centuries, provided a very different experience and even included one of the surviving buildings by Speer, Hitler's architect. In complete contrast, Daniel Liebeskind's iconic Juedisches Museum reminded us of the horrors of the Jewish holocaust.

A chance encounter with residents and officials at one of Bruno Taut's housing schemes raised complex planning issues. Taut's Carl Legien Siedlung is now seventy years old and like many older housing projects is being carefully restored. However, some of the tenants are not all happy; Taut's landscaping is about seventy years old too and the Robinia Frisia trees and a magnificent horse chestnut are now

very dominant features as are the tenants' gardens complete with large hedges in the centre of the U shaped flat complex. The flats and landscaping are protected (similar to listing). Should the landscaping be cut back to reveal more of Taut's buildings and if so, which trees and plants are to be removed? The tenants are divided and so are the experts! Dr. Boese, Environment and Nature Officer for Pankow, was keen to ask the visiting group of British planners and architects for their opinions. Unfortunately, we could not see an easy answer either!

Berlin is awash with glorious buildings and we could not ignore Mies van der Rohe's wonderful Neue Nationalgalerie and Scharoun's contrasting but equally wonderful Berliner Philharmonie and Library. Not to be out done, Norman Foster's glass dome and other changes to the Reichstag building are quite splendid as is Grimshaw's armadilloe. For a number of us, our final visit included the mediaeval city of Spandau and its magnificent 16<sup>th</sup> century fortification, the Citadel.

In case you are thinking we are unaware of the darker side of Berlin, we are not; 18% unemployment; economic change and decline; universal and very intrusive graffiti; typical urban problems of poverty and inequalities; crime (much reduced these days); cutbacks in major city and government projects (such as Adlershof Science and Technology Park) because of the economic problems of Germany as a whole; large areas of very bleak East European/Stalinist flats (62000 of them at Marzahn alone) and so on.

Very grateful thanks are due to our German colleagues who were so helpful to us in arranging and delivering the programme. I could go on but won't. Suffice to say, a most memorable visit to a truly astounding city which calls out for a return trip!

**Ken Burley**  
Member of the Yorkshire Branch  
Executive

# YORKSHIRE PLANNING

## AID

### Community Planning

### Service

**Mike Dando, one of Yorkshire Planning Aid's two Community Planners, adds to the information given by colleague Alyson Linnegar in the previous edition of Root & Branch.**



*The picture shows Mike working with young people on preparations for the Charlston Parish Plan.*

Like Alyson, I have been in post since May last year. But unlike Alyson, as many of you will know, I have been working for Yorkshire Planning Aid (and indeed for North West Planning Aid and other services) for more years than I care to remember. As such, I hopefully bring a reasonable amount of useful experience and expertise to the job.

My role is solely that of Community Planner, working on a three day a week basis, which to date has seen me working largely in Wakefield and Doncaster, and on a training programme for local farmers – perhaps not everybody's idea of a needy cause but certainly a sector suffering its own distinct forms of disadvantage.

The main project in Wakefield has been the facilitation of Parish Plan preparation in the ex-mining village of Charlston. We have provided a comprehensive support package to the community, covering advice on format, content, process, planning context and public participation. In the latter case, we have already actively assisted in a 'Hands-On Planning Weekend' (for which read 'Planning for Real') back in December, at which over 150 residents turned out to express their views (well over a thousand of them!) via a mix of 3D model and interactive wall displays. This was followed by a 'Prioritisation & Action Planning Day' on March 12<sup>th</sup>, when we helped residents make sense of those thousands of comments and turn them into a draft action plan. The third stage consultation took place on April 13<sup>th</sup> when the community got the chance to vote for/against and comment on the draft plan, before the Parish Plan Steering Group get to work producing a first version of the Parish Plan. We have had assistance from a good number of YPA volunteers in this process, both long-standing volunteers and, pleasingly, several new recruits.

The focus of our other Wakefield project – in South Kirby and Moorthorpe – has been youth involvement in a community planning exercise. Under the umbrella of a

local steering group, we worked with Minsthorpe College and its student council to facilitate a large scale questionnaire survey of student views on a wide range of topics, many with land use implications. Using a wider community questionnaire as a template, the students devised a young people's survey form, distributed it throughout the college and input data from over 1200 returned questionnaires into a database. With a little bit of help from us, they then analysed the data to generate a 'youth action plan' which will be fed into the South Kirby/Moorthorpe Community Action Plan. This has been a rare local attempt to engage with young people and has precipitated a staggering response. We are now committed to ensuring that their voice is heard and properly reflected in the final plan. In this respect, we are encouraged by the seriousness with which the steering group is viewing the work, and in particular by the invitation to students to participate in the plan launch event – attended by Jon Trickett MP - and the intention to provide for young people reps on an enlarged steering group to oversee implementation of the plan.

In Doncaster, an authority where Planning Aid has historically been rather low profile, Alyson and I have been concentrating on introductory presentations to the borough's community forums and to the boroughwide BME Network. This awareness raising approach has so far generated one or two cases, and a training session for parish councils in the near future.

The aforementioned work with farmers took the form of a programme of 8 seminars on the theme of planning and farm diversification, delivered under the umbrella of Rural Training Brokerage (a training provider based in Hawes) and in partnership with bodies such as local FWAGs, the Country Land & Business Association and local planning authorities. The majority of the funding for the programme has come via DEFRA. Events have been well attended, and whilst the organisation of the programme has been down to me, credit for programme delivery is entirely down to one of your own, in the form of Harvey Pritchard.

Turning to the future, we are now actively setting our sights on new community project opportunities, for instance in North East Lincs (Grimsby) and Doncaster (Hatfield), as well as on LDF work in priority areas. We are also looking to extend training to 'hard to reach' groups and communities around the region.

The scope for volunteer involvement in our community planning work should already be clear as should the breadth of opportunity that exists. Whether you're interested in public speaking/training, workshop facilitation, assisting the public at drop-in sessions, or simply lending a general hand and observing, we can find something for you, no trouble! What's more, as the statutory planning system places ever greater emphasis on community participation, Planning Aid offers a valuable route by which to obtain new skills and experience which can be brought to bear in the workplace. In short, while we certainly need you, you may just be able to get something that you need from us!

**For further information:-**

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## YORKSHIRE CONFERENCE SERIES 2005 PROGRAMME

**Please note that the Sustainable Communities event to be held in Leeds has been moved from 27<sup>th</sup> April to 14<sup>th</sup> December**

Wednesday, 18<sup>th</sup> May, YORK  
DEVELOPMENT CONTROL (IN ASSOCIATION WITH WILBRAHAM & CO.)

A series of papers on topical DC issues, i.e. GPDO, change of use, abandonment and human rights.

Wednesday, 15<sup>th</sup> June, SHEFFIELD  
QUALITY AND THE PLANNING SYSTEM

Trying to understand the quality agenda and how to achieve it.

Wednesday, 13<sup>th</sup> July, LEEDS  
SPATIAL PLANNING

Examples of current practice and community involvement in the Region will be outlined and discussed.

Wednesday, 14<sup>th</sup> September, LEEDS  
THE ART OF MAKING ATTRACTIVE STREETS

Quality street environments, shared space, pedestrian priority and connectivity (taking place during Urban Design Week).

Wednesday, 26<sup>th</sup> October, SHEFFIELD  
IMPROVING PUBLIC ENGAGEMENT IN PLANNING

Consideration of the best ways of achieving effective public engagement.

Tuesday, 15<sup>th</sup> November, LEEDS  
PLANNING LAW UPDATE – IN ASSOCIATION WITH HAMMONDS

Topical issues from the planning law casebook.

Wednesday, 14<sup>th</sup> December, LEEDS  
HOUSING AND THE PLANNING SYSTEM

How to provide housing "in the right place at the right time".

Wednesday, 14<sup>th</sup> December, LEEDS  
SUSTAINABLE COMMUNITIES

Examines what constitutes sustainable communities and how to achieve them via planning.

## "THE NORTHERN WAY": CAN YORKSHIRE 'MAKE IT HAPPEN'?

We should all take note, "*Making it happen: The Northern Way*" is the latest Government initiative to balance out economic growth in the South with development opportunities in the North. Root and Branch examines how this initiative can be delivered, by interviewing Dan Mitchell, Director of Planning, at Planning, Regeneration and Design Consultancy, Barton Willmore in Leeds.

In recent months the planning press has reported on a whole range of regeneration projects from Will Alsop's visions of a northern 'Super City' stretching from Liverpool to Hull, to the wholesale redevelopment of Bradford City Centre and the regeneration activities led by the 'Leeds Initiative'. Whilst these urban regeneration schemes will understandably help facilitate renewed development interest in the urban areas, Mitchell argues that developers could be missing an opportunity, by not

pursuing their interests through the Town and Country Planning system.

*"The whole planning system is undergoing considerable reforms following the introduction of the Planning and Compulsory Purchase Act towards the end of last year. At a regional level the Government is preparing 'Regional Spatial Strategies' which dictate economic growth and development parameters, like the numbers of new houses that will be built over the next 20 years and the major infrastructure needed to support them. The Regional Spatial Strategy for Yorkshire and the Humber is under review now and there will be an opportunity for formal comments by developers in the Autumn of this year."*

At a more detailed level, all local authorities are now required to prepare 'Local Development Frameworks' over the next three years. These will effectively replace the current 'Local and Unitary Development Plans' that are the centrepieces of the town planning system. This review will once again assess all development areas and land holdings, and review the suitability of all potential sites for development.

Mitchell notes that it is this planning policy framework that will shape and enable development over the next 20 years and not solely the Government's latest initiatives which state the need for greater investment in the North.

*"Developers must ensure that they act now to guarantee that they are fully represented in the planning process, otherwise they could potentially miss out on the opportunity to promote their sites. "Making it happen: The Northern Way" can be delivered but developers will need to seize the opportunities in the planning system in the first place by promoting their sites, in order to capitalise on their land investments in the longer term.*

*The new planning system is really opening a completely new opportunity for any developer to once again propose sites for future development. In some cases, local authorities are abandoning their draft Development Plans and Policies that have taken years to prepare, in order to concentrate their efforts on the new system. This is leading to gaps in the planning policies and land releases, that may cause a slow down in the delivery of regeneration and housing. Regeneration agencies like Yorkshire Forward are actively seeking ways of bringing together developers and local authorities to ensure that regeneration activities are not delayed.*

**Continues...**

## **The Northern Way...**

*However, unless sites are promoted through the planning system, there will be inevitable impact on delivery of 'The Northern Way'.*

It appears that the key to success across Yorkshire is for the private sector to work with local authorities and hold early discussions about future development possibilities. That way local authority planners are mindful of such opportunities before writing their Policies. Mitchell notes that the private sector must devise innovative ways to promote sites through the new system...

*"It is clear that local authorities and the private sector have much work to do to get to grips with the increasingly complex planning system. There is now a whole raft of technical appraisals to be undertaken before a site is allocated for development and local authorities must ensure transparency in drawing up their Plans by providing 'Sustainability Appraisals' and 'Statements of Community Involvement'. Developers must ensure early and regular contact with local authorities in order to protect their interests."*

"Making it Happen: The Northern Way" is part of the Government's Sustainable Communities Plan aimed at regeneration in the North from Liverpool to Leeds, from Hull to the North East. Whilst the initiative seeks to balance economic growth in the North with prosperity in the South, would be enabling factors such as the Planning and Compulsory Purchase Act 2004 appear to give little momentum towards actual delivery of development benefits. The changing planning system is ever more complex and developers and housebuilders should identify new ways of promoting their land investments in partnership with the public sector.

Dan Mitchell is Director of Planning at Leeds based Town Planning, Regeneration and Design Consultants, The Barton Willmore Planning Partnership – Northern, Suite 10E, Josephs Well, Hanover Walk, Leeds, LS3 1AB.

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## **TSUNAMI AID**

Although the disaster is fast fading in many peoples minds it is worth noting that the LGA co-ordinated a local government programme of assistance. Well over 100 local authorities pledged assistance with help for fund raising, release of staff and

development of partnerships with affected communities. The opportunity for secondment of staff to provide practical help was explored and it might still be possible for people to offer help and assistance by looking on the web at [www.lgib.gov.uk/lg-alliance](http://www.lgib.gov.uk/lg-alliance)

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## **GENERAL ASSEMBLY**

A note for your diaries. The RTPI General Assembly is due to hold it's meeting in Leeds on 19<sup>th</sup> October. The great and the good of the Institute will be in the region and it may be that attempts are made to organise other events to coincide with the meeting. Watch this space.

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## **FITNESS FOR PURPOSE**

Work is progressing nationally within the RTPI to provide an organisation and resources to deliver for its members and the public. The next phase of this exercise will look at how the RTPI works – the organisation of its member structures, the roles of members and staff, its operating practises and culture. This may also involve further work on the review of branches and their operation. More information on this will be available in Planning as progress is made but if you wish to make your views known on the operation of the RTPI and the Branch so that the process can be informed by grass root members then please forward views to Paula Nolan and these will be considered appropriately by the Executive Committee

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## **RTPI Planning Awards**

By now you will all have promoted your favourite buildings and new developments for the RTPI 2005 Award. Those not short-listed nationally will be referred back to the branch to consider for a regional award to celebrate the planning achievements within the Yorkshire and Humber region. If you failed to nominate schemes this year start thinking ahead to next year as you work on projects at present. It is important that as Planners we promote the work we are involved in and the raising of the profile for the profession through our Institute's awards scheme can only be good for the profession.

# Future Newsletters

Hoping that you found this edition of R&B useful and informative, 3 further editions will be published this year to go out in July, September and December. The articles you have read have been submitted by Members of the Branch. If you have information, views, reports, news etc which you feel will be of interest to other members then please forward items to Paula Nolan at branch office by 10<sup>th</sup> June, 2<sup>nd</sup> September and 2<sup>nd</sup> December respectively for inclusion in the newsletter. Again the success of the newsletter relies on you producing the necessary copy. There must be things going on in your area that merit being communicated amongst a wider audience.

## Useful links...

This edition and past copies of Root & Branch can be found on the Yorkshire Branch website at:

<http://yorkshire.rtpi.org.uk/newsletters/>

Keep up to date with the conference programme and evening seminars at:

<http://yorkshire.rtpi.org.uk/diary/>

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## Yorkshire Branch Website

<http://www.yorkshire.rtpi.org.uk>

**We compare apples with apples**

**So you don't end up with a Lemon**

If you are a candidate looking for a new challenge or a client with a specific requirement, then please contact: Vicky Tipper on 0161 834 8666 or email [vicky.tipper@juddfarris.co.uk](mailto:vicky.tipper@juddfarris.co.uk)

for all our latest vacancies log onto: [www.juddfarris.com](http://www.juddfarris.com)

**Judd Farris**  
property recruitment