

> WHY SEMPLE FRASER?

What is it about Semple Fraser that attracts so many high profile clients and continues to keep them here, year after year?

The simple answer is they like our style. They recognise the value of a firm that can offer the services of some of the most experienced and respected commercial lawyers in the country, yet is still ambitious and hungry enough to make sure complacency never gets in the way of true client commitment. They appreciate the added value of the way we work as a team on every project, bringing together the combined talents of all groups throughout the firm in a unified effort dedicated to delivering the best possible commercial outcome for our clients.

And perhaps most of all, they see the sense of our decision to focus our service offerings specifically on the areas that matter to them most in the day-to-day operation of their business. In this way, we can concentrate all our resources on providing a level and depth of specialist expertise in each of these key areas which we believe no other law firm in Scotland can match.

Clients also appreciate our commitment to innovation, most recently demonstrated by the development of our Clarisys system of digital filing. This system gives Semple Fraser clients with a number of projects on the go, the unique advantage of being able to access real time information on the status of any job at any time.

With a genuine UK-wide service enhanced by the additional cost benefits of our Scottish location, it all adds up to a distinctive choice that continues to reap considerable commercial rewards for our existing clients – and a distinctive alternative that could make all the difference to you. could make all the difference to you.

Other Semple Fraser service areas:

- Banking & Finance
- Commercial Litigation
- Commercial Property
- Construction
- Corporate & Commercial
- Corporate Recovery & Insolvency
- Employment
- Environment & Pollution
- Intellectual Property
- Property Finance
- Tax

SEMPLER FRASER LLP

> THE EXPERTS

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Semple Fraser LLP is a multi-national practice

> SEMPLE FRASER <



SERVICE CREDENTIALS
> PLANNING

› PLANNING

- › Advocacy at public inquiries & other hearings
 - › CPOs & compensation claims
 - › Development plan representations & inquiries
 - › Judicial review & statutory appeals
 - › Listed building & conservation area consents
 - › Planning & infrastructure agreements
 - › Planning audits
- « Having worked with many property and planning solicitors, I have always found Semple Fraser to be exceptionally knowledgeable, thorough and professional. Their judgement and attention to detail make a real difference in ensuring that issues are resolved at the outset and a clear understanding is reached between client and advisers on the way forward. They are also real team players and always push hard for results. A joy to work with. »
- » Phil Pritchett, Principal, Pritchett Planning Consultancy Ltd
- « A key strength of Semple Fraser is in giving strategic guidance which extends well beyond traditional legal advising. This is particularly true of their planning team. »
- » Tesco Stores Ltd

› THE COMPLETE SOLUTION

Operating on a UK-wide basis, we probably do more planning work than any other law firm in Scotland due to the constant development activity of our major clients. As such we believe we can justifiably claim unrivalled expertise in every aspect of the planning process.

And experience counts. Far beyond the basic duty of obtaining all the right consents at the right time, we understand what a vital role planning has to play at the contractual stage in helping our clients gain maximum benefit from any property related deal.

Key to this is the contribution we make to providing the client with an accurate valuation of property assets through a thorough analysis of the detailed conditions applying to all historical planning permissions and consents relating to the property.

This is an area where Semple Fraser enjoys a particular reputation for specialist expertise – and one which we consider to be essential to the success of any major development, investment or funding project

Given the impact that land uses in general and planning decisions in particular can have on business and everyday life, it is inevitable that appeals, challenges and disputes will arise from time to time. In such cases, we offer a dedicated planning litigation service with the expertise and advocacy skills to represent our clients at every level from planning inquiries to judicial reviews. Indeed, our reputation in this area resulted in Semple Fraser being appointed to lead a major legal challenge against the Scottish Executive in what has proved to be the most significant planning dispute to be heard in Scotland in recent years.

In the face of ever-increasing regulation, getting the right planning advice at every stage of a property or development deal has never been more important – and that's why it pays to put your trust in Semple Fraser for a complete planning service, from application to completion and beyond.

› OUR WORK

Tesco Stores Ltd

Actively involved on a daily basis in providing planning advice to support Tesco's strategic expansion throughout Scotland. Recent examples include appearing at retail inquiries in Arbroath and Aberdeen, local plan inquiries in Dundee and Inverness, a road 'stopping up' inquiry in Cumbernauld and complex advice in connection with the COMAH Regulations and their impact on retail development in Scotland.

JJ Gallagher Limited

Main planning adviser for JJ Gallagher Limited in relation to a number of projects including the creation of a 12 hectare mixed use development site at Port Glasgow involving the re-routing of the A8 trunk road, the formation of a new retail park at East Dock Street in Dundee involving the dismantling and re-building of a listed building, as well as other significant retail developments at Greenock, Kilmarnock, Glenrothes and Bathgate.

Hanover Property Unit Trust

Advised Hanover Property Unit Trust and others in relation to their objections to the Edinburgh Tramline Project.

Royal & Sun Alliance

Advised Royal & Sun Alliance and then the Resolution Group (following their acquisition of RSA's life business) on all aspects of the planning procedure in relation to the redevelopment, extension, occupational letting and disposal of the Eastgate Centre, Inverness.

Land Securities Group PLC

In a ground breaking legal challenge, we represented Standard Life Assurance Company & Land Securities in challenging the Scottish Executive support for a major new retail development forming the back bone of the proposed redevelopment of the former Ravenscraig Steelworks. Implementation of the proposals will have a significant impact on the vitality and viability of other Lanarkshire towns. Land Securities are now taking the case to the House of Lords.

The British Land Company PLC

Main Scottish planning advisers in relation to British Land development throughout Scotland including retail schemes at Dumbarton, Eastgate and Elgin and housing development at Western Harbour, Leith.

Standard Commercial Property Securities Ltd

Representing SCPSL (previously Bass Developments Limited) in relation to a long-running dispute, involving Glasgow City Council and a competing developer, concerning the use of compulsory purchase powers to assemble a major retail site in Buchanan Street, Glasgow. Following success for SCPSL on appeal, the litigation is now heading to the House of Lords.

Zurich Assurance Ltd

Planning advice since 1990 to this major property investor and its predecessors in relation to their regular acquisition and disposal of property assets in Scotland in the industrial, office and retail sectors and the ongoing letting, management and enhancement of these assets.