

TOZERS

RM6374 Legal Panel for Public Sector

Lot 2

Tozers LLP

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Government
Commercial
Agency
Supplier

Table of Contents

1. Introduction	p2
2. Team Structure	p3
3. Social Value	p4
4. Specialism	p6

Tozers specialism is Planning Law. Tozers provides specialist planning law advice, including planning and highways, strategic and local planning, and development management.

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1. Introduction

Who We Are

Tozers LLP is a South West law firm with a history dating back to 1785. The firm has more than 210 colleagues serving clients across the South West and nationally. The Planning Team advises local authorities, developers, landowners, businesses and individuals on the full spectrum of planning matters – from strategic planning to local and site-specific planning matters. We pride ourselves on our practical and collaborative approach, seeking always to understand the wider context of each matter and to provide clear, tailored advice. We help clients make well-informed and defensible decisions, manage risk and progress projects as effectively and efficiently as possible.

Our Approach & Distinctive Value

What You Can Expect	What Sets Us Apart
Expert Advice We advise across the full range of town and country planning matters, including planning, highways and infrastructure agreements, plan making, land promotion, development management, planning applications and appeals, judicial review and statutory challenges. The team also has experience across different consenting regimes, including development orders such as Local Development Orders (LDOs).	Deep Local Authority Expertise We have particular expertise in advising local authorities, drawing on experience gained both in-house, including as strategic project leads, and as external counsel. This provides the team with a practical understanding of local authority processes, decision-making and governance. We already provide additional capacity to a number of local authority clients and intends to expand this offering as a GCA supplier.
Clear Communication We provide clear and practical advice on complex planning matters, helping clients understand the issues and options, manage risk and identify the appropriate next steps.	Personal Approach We take the time to understand our clients, their objectives and the wider context of each matter. We provide an accessible and responsive legal service, with continuity of advice and support throughout the life of a project.
Collaborative Working We work closely with our clients and their teams, investing in strong, lasting relationships. We listen to our clients and adapt our advice to their needs and objectives, working alongside them as trusted advisers and a valued part of their teams.	Solutions Focused and Adaptable By understanding our clients' objectives and working as part of their teams, we provide practical, solutions-focused advice that is responsive to changing circumstances and needs.
High Standards Our understanding of public sector processes and decision-making enables us to anticipate potential issues and provide practical advice informed by the realities of the sector.	Proven Client Satisfaction The quality of our client service is reflected in the feedback we receive from existing public sector clients. Clients describe our advice as "clear and timely" and highlight our "expertise, transparency and understanding".

2. Team Structure

The Planning Team comprises six planning lawyers: one Partner, two Senior Associates, one Associate and two Solicitors. The team is supported by Paralegals, Legal Assistants and support staff and can draw on the wider expertise and resources of the firm to provide additional capacity and specialist support where required.

Key Contacts



Supplier Relationship Manager | Hanna Virta, Partner & Solicitor

Responsible for the overall relationship under the RM6374 Legal Panel.

- Head of Planning, with experience at leading national and international planning law firms.
- Previous in-house strategic planning role at a large unitary authority.
- Extensive experience advising on large-scale urban and rural regeneration projects, including schemes involving CPO, Homes England funding and a range of delivery models.
- Experienced in working within multidisciplinary project teams across built environment services.



Key Bid & Tender Contact | Jodie Woolley, Business Development & Events Manager

- Responsible for operational compliance under the RM6374 Legal Panel.



Kelly Burns, Senior Associate & Solicitor

- Legal 500 Associate to Watch with deep expertise in complex residential and mixed-use developments, including sustainable urban extensions, garden communities and Green Belt schemes.
- Advises on contentious planning matters, including planning appeals, enforcement and judicial review.



Loretta Commons, Senior Associate & Solicitor

- Strong public sector background, including roles with both large and smaller local authorities.
- Advises across the planning process from planning applications and appeals to certificates of lawfulness, planning and infrastructure agreements and highways matters.



Alex McKerron, Associate & Chartered Legal Executive

- Specialist expertise in managing planning applications and section 106 agreements for local authority development on local authority land.
- Advises on highways matters including stopping-up and diversion orders.



Rachael Jones, Solicitor

- Dual qualified Planning & Property Solicitor.
- Leverages her property expertise to support projects with complex title issues, including land assembly for major projects.
- Specialises in nutrient neutrality, biodiversity net gain, and habitat banks.



Clara Siew, Solicitor

- Expertise in affordable housing, including grant funding requirements, designated protected are-as and additionality.
- Regularly undertakes planning due diligence for real estate and corporate transactions.

Capacity & Resilience

The Planning Team can draw on the wider firm's expertise across real estate, rural property, residential property, affordable housing and litigation. This provides additional capacity and specialist resource where required.

Key Subcontractors

Tozers does not anticipate the routine use of key subcontractors in delivering Lot 2 services. Where specialist external input is exceptionally required, this would be discussed and agreed with the buyer in advance, with Tozers retaining overall responsibility for the service.

3. Social Value

Creating positive impact through our people, communities and environment

Tozers' approach to Social Value is driven by our Responsible Business Strategy, supported by our ESG policies and Responsible Business Committee. We are committed to delivering meaningful and measurable social value through our work under RM6374, aligned to the relevant outcomes within the PPN 002 Social Value Model.

Our approach is centred around three core areas:

- **Our People** – Creating an inclusive workplace that recognises and develops the contribution of our people, while encouraging opportunities for volunteering, skills development and community engagement.
- **Our Communities** – Working collaboratively with the communities we serve to create positive and lasting social impact, with a particular focus on supporting local organisations and initiatives that address community need.
- **Our Environment** – Taking practical steps to minimise our environmental impact and identify opportunities to contribute to positive environmental outcomes through our business activities.

These pillars provide the framework for developing targeted, proportionate and outcome-focused commitments for individual Call Off Orders, reflecting the priorities of each Buyer and the communities they serve.

Putting Social Value into practice

Community volunteering – YMCA Exeter

Our staff volunteering programme with YMCA Exeter demonstrates how we translate our commitments into practical outcomes. Our team supported improvements to YMCA Exeter's outdoor facilities, including constructing a dry-stone wall and undertaking a range of practical activities.

The initiative delivered social value through:

- **Community wellbeing:** improving outdoor spaces supporting the wellbeing and engagement of young and vulnerable people.
- **Social inclusion:** supporting a local charity working with disadvantaged groups.
- **Skills development:** providing opportunities for colleagues to develop practical skills and strengthen teamwork.
- **Volunteering:** enabling colleagues to contribute their time and expertise to a meaningful local cause.

The activity supported outcomes aligned to Tackling Economic Inequality, Equal Opportunity and Wellbeing within the PPN 002 Social Value Model, while strengthening our ongoing relationship with a valued local charity.

Working with Buyers to create local impact

We recognise that the most effective Social Value commitments are those that respond to the specific needs and priorities of each Buyer and their communities.

At Call Off stage, we will work collaboratively with Buyers to identify proportionate opportunities to create additional value alongside the delivery of legal services. Depending on the requirements of the contract, this may include community volunteering, skills development, knowledge sharing, support for local organisations or environmental initiatives.

Where Social Value is not specifically included within a Call Off Order, we will continue to identify proportionate opportunities to support the Buyer's wider social-value objectives where appropriate.

Monitoring, measurement and reporting

Our Head of Business Development is responsible for monitoring and evaluating our Social Value impact across contracts.

For relevant Call Off Orders, we will:

- 01** Define clear Social Value commitments at the outset.
- 02** Monitor delivery and outcomes throughout the contract.
- 03** Map outcomes against the relevant PPN 002 Social Value themes.
- 04** Report on commitments and impact in line with framework and Buyer requirements, including annual reporting where applicable.

We will also develop case studies demonstrating Social Value outcomes alongside client and service benefits, supporting continuous improvement and sharing learning across our work under the framework.

Environmental stewardship

Our environmental commitments form part of our wider Responsible Business Strategy. Alongside the commitments set out in our Carbon Reduction Plan, we continue to identify practical opportunities to reduce our environmental impact and support positive environmental outcomes.

Carbon Reduction Plan: <https://www.tozers.co.uk/our-commitment-to-a-sustainable-future>

Through Lot 2 Planning, we can also use our specialist expertise to support Buyers in addressing environmental considerations within planning and development, where relevant to individual Call Off Orders.

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4. Specialism

- We advise on developments of all scales and sizes nationally – from complex regeneration schemes to householder applications, and everything in between.
- We advise public sector clients on all aspects of the town and country planning system, including listed buildings, highways law and community infrastructure levy.
- We handle section 106 agreements, unilateral undertakings and highways and infrastructure agreements for small and large projects, including for urban extensions and other allocation sites.
- We provide specialist support for several local authority development and regeneration programmes, including projects delivered through local authority-owned delivery companies.
- We have conduct of litigation and provide representation at inquiries, hearings and court proceedings, including judicial review proceedings at all levels of the appellate system.
- We help our clients prepare and serve enforcement notices and defend them at appeal.
- We promote stopping up orders and diversion orders and advise on definitive map modification orders.
- We advise on Environmental Impact Assessment and Habitat Regulation Assessment legal compliance.
- We have deep expertise in biodiversity net gain (including habitat banks and conservation covenants) as well as securing mitigation to achieve nutrient neutrality.
- We provide additional capacity relief to a number of local authorities.

Case Studies

Langarth Garden Village – The Cornwall Council

- Ongoing legal support to the Council as the scheme progresses from consenting to delivery
- 3,800 new homes and mixed uses on site allocated via NDP
- Scheme backed by CPO; Council as majority landowner, following land assembly
- Infrastructure-first philosophy
- Parcellated financial contributions towards key infrastructure for ease of delivery (a form of equalisation)
- Sitewide BNG strategy consistent with landscape led master-planning, vision-led transport planning, stewardship vehicle and design coding
- MOU between LPA and Council as scheme promoter to underwrite certain capital infrastructure projects and off-site mitigation measures
- Undergoing a viability review involving complex section 106 modifications

Selwood Garden Community – Somerset Council

- Multi-landowner strategic allocation
- Called in by Secretary of State
- Complex section 106 agreement including:
 - Landowner collaboration, obligation review and balancing mechanisms
 - Education land transfer and complex payment mechanisms to cater for a variety of future education need scenarios
 - Affordable housing drafting which facilitated grant funded additionality
 - On site BNG/significant habitats
 - Significant transport infrastructure contributions for strategic highway works to be delivered by Council as Highway Authority
- Also represented the Council at Inquiry to defend planning obligations and CIL Reg 122 compliance before the Inspector appointed by the Secretary of State

Service Level Agreement – Dartmoor National Park Authority

Retained planning legal advisers for the NPA

- Committee representation
- Enforcement advice including prosecution reviews
- Development management regulatory support for officers
- Section 106 agreements and undertakings, habitat bank agreements
- Planning FOI/EIR support