



# Expert Witness

2020

**Turley**

# About Turley

We are a full service national planning and development consultancy.

Our Planning expertise is complemented by Design, Development Viability, Economics, EIA, Expert Witness, Heritage and Townscape, Landscape and VIA, Strategic Communications and Sustainability services. All services can be provided together or individually.

We help clients achieve good growth in all jurisdictions in the UK and Ireland from our locations in major cities and growth areas.

Our teams are experts in their fields; they shape better places and achieve success for our clients.

**We bring deep thinking, smart strategy and expert delivery.**



# Services

Many clients take advantage of our full service offer but all are available independently, working collaboratively with other consultant teams.

All our services are tailored to clients' needs and the objectives of the project.

We believe in good growth for our company, our clients and our communities. For us this means authentic, sustainable and inclusive growth which demonstrates our values and benefits wider society.



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To discuss your requirements please contact:  
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## Expert witness specialism and locations

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# Introduction

Our specialists can provide expert witness support to clients who are involved in planning, property and related disputes and litigation.

Combining technical knowledge across a broad range of development types with the unrivalled experience of our senior professional team, we prepare and present expert evidence in a wide variety of Inquiries, hearings and other tribunals. We deploy people with the necessary experience and gravitas to deliver a successful outcome.

## Why Turley?

Expert Witnesses at Turley are, like the company, expert; independent; and commercially-minded. We have coverage across the UK.

If you require an expert witness in any local area in any discipline or sector, we will be able to provide one to suit the needs of the case.

# Our service

## Written advice and opinion

We write reports setting out professional judgment and opinion based on the qualifications, expertise and experience of the author (as opposed to the company). We provide due diligence, second opinion, dispute resolution and risk assessment advice.

## Expert reports and evidence

We prepare expert reports for consideration in the formal setting of an Inquiry, court or tribunal. In many cases, we also appear as expert witnesses and undergo cross-examination on the reports' contents.

The situations in which we can make such a contribution include:

- Professional negligence claims
- Real estate litigation
- Commercial contract disputes
- Judicial review
- Rent reviews
- Due diligence
- Public inquiries
- Planning or other regulatory enforcement proceedings
- Compensation and restrictive covenant cases

We prepare proofs of evidence and appear at Public Local Inquiries in relation to a wide range of formal procedures including:

- Planning appeals and Secretary of State call-in
- Listed building appeals and Secretary of State call-in
- Compulsory Purchase Orders
- Highway Stopping Up and Footpath Orders
- Harbour Revision Orders
- Transport & Works Act Orders
- Planning Act 2008 development consent order examinations
- Inquiries held under the Electricity Act

# Bob May

Director  
Head of Expert Witness



Bob is a proven Expert Witness in Inquiries, Court Cases and Tribunal hearings. Well prepared and calm under pressure, he brings a wealth of experience and great depth of knowledge.

Bob joined Turley in 1994 and has been involved in planning and development activity throughout the UK in public and private sectors for over 30 years; and is Honorary Professor at Manchester University. He has extensive experience in the delivery of major town centre and strategic projects.

Bob is an experienced expert witness in Section 78 Inquiries, Landlord and Tenant Act matters, Magistrates', Crown Court, Upper Tribunal and High Court cases.

## Projects

### Planning Inquiries:

Various appearances as an expert planning witness at Public Inquiries, including Section 78 appeals and call-in Inquiries. Has worked with leading Counsel including Frances Patterson QC, Martin Kingston QC, Ian Dove QC, David Manley QC, Stephen Sauvain QC, Vincent Fraser QC, Anthony Crean QC, Paul Tucker QC, Tim Corner QC, Nathalie Lieven QC and Morag Ellis QC.

### Upper Tribunal (Lands Chamber)

Expert reports and oral evidence on amenity considerations arising from applications under S84 Law of Property Act 1925. Appearances at Royal Courts of Justice and Manchester Crown Court.

### Written reports

Acted as jointly appointed expert adviser in Crown Court litigation pursuant to the Landlord and Tenant Act. Provided numerous 'due diligence' opinions in support of institutional property transactions. Undertaken a number of health checks and 'second opinion' reports in respect of major property purchase and investment, prospects of success at appeal and call-in Inquiries, and risk of call-in and Judicial Review.

## QUALIFICATIONS

BA (Hons) BPI Dip Mgt FdMM AoU MCMI FRTPI

## PREVIOUS EXPERIENCE

2000 - 2004: Associate Director, Turley

1994 - 2000: Senior Associate, Turley

1989 - 1994: Senior Planner, Trafford Metropolitan Borough Council

1986 - 1989: Planner, Rossendale Borough Council

## Arbitration

Expert report and oral evidence in arbitration cases.

## Professional Negligence

Expert reports on the role of a planning consultant and the expected standards of a reasonably competent professional advisor in pursuing applications, appeals and development plan allocations.

## Court hearings

Appearances in County Courts and Magistrates' Courts in relation to licensing applications and enforcement cases.

## Crown Court

Uncontested Expert evidence in trial proceedings on land banking and other fraud cases heard at Leeds, Teesside and Southwark Crown courts. Expert Witness for the defence in conspiracy to defraud case at Liverpool Crown Court.

## High Court

Expert evidence on amenity matters in *Fearn and others v Board of Trustees of the Tate Gallery* (2019 EWHC 246).



# Sam Ryan

Director  
Expert Witness



## Sam has over 30 years' planning and development experience.

She has extensive experience in housing, retail and major leisure projects, including complex mixed-use urban development schemes.

Sam started her career in the public sector before moving to Turley in 1990. She has a track record in expert witness at Section 78 and Development Plan Inquiries and in the Upper Tribunal (Lands Chamber).

## Projects

### Planning appeal and call-in Inquiries

Extensive appearances as expert planning witness at a very wide range of S.78 Public Inquiries with particular experience of retail, housing and mixed-use development projects, enjoying a high success rate.

### Lands Tribunal and Court Hearings

Has prepared expert reports for, and given evidence in, the Upper Tribunal in relation to land compensation claims, including the Thomas Newall case and on behalf of the HCA (now Homes England) at Kingsway Business Park post the ruling of the Supreme Court in Bloor. She has co-ordinated planning and regeneration evidence for major CPO inquiries and expert reports for County Court Hearings. She has advised a number of Acquiring Authorities from the early stages of the CPO process, including strategy setting and preparation of the Statement of Reasons for major urban projects.

Advice of land compensation claims arising from the grant of wayleaves to public utility companies.

## QUALIFICATIONS

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BA (Hons) MRTPI

## PREVIOUS EXPERIENCE

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1997 - 2003: Associate Director, Turley

1990 - 1997: Senior Associate, Turley

1987 - 1990: Planner/Senior Planner, Dacorum Borough Council

### Development Plan Inquiries

Has given evidence at a large number of Development Plan Inquiries and has participated in Examinations and hearings in relation to strategic and local policy.

She has successfully promoted a large number of sites and secured allocations for housing and urban extensions across the north.

### Written reports

Has undertaken and contributed to a number of health checks, due diligence and 'second opinion' reports in respect of major property purchase and investment, on the prospects of success at appeal and call-in Inquiries, and in relation to the risks of call-in and Judicial Review. Providing peer review to external consultants acting on a major regeneration scheme to minimise the risk of future call-in.

# Dave Trimingham

Chief Executive  
Expert Witness



Dave has over 30 years' experience in planning and development.

He has been involved in promoting major developments throughout his career.

Dave has varied public and private sector experience including promotion of mixed-use, housing, healthcare, industrial, port and airport development. He has given expert evidence in a number of forums in support of various types of development.

Dave joined Turley in Manchester in 2000. He has been a Director since 2003, and was Office Director in the Manchester office from 2010 to 2014 having previously led the Leeds team since 2007. He became Managing Director in 2016 and Chief Executive in 2018.

## Projects

### Planning Inquiries

Many appearances as an expert planning witness at Public Inquiries, including Section 78 appeals and call-in Inquiries.

### Moss Nook, St Helens

Permission for a 1,200 home urban village following evidence to a call-in Inquiry.

### Wigan

Successful appeal against refusal of permission for early release of safeguarded land south of Atherton.

### Swanley, Kent

Successful appeal against refusal of permission for redevelopment of a school and provision of replacement playing fields in the Green Belt.

## QUALIFICATIONS

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Bsc (Hons) Msc

## PREVIOUS EXPERIENCE

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2016 - 2018: Managing Director, Turley

2014 - 2016: Executive Director, Turley

2010 - 2014: Office Director Manchester, Turley

2007 - 2010: Office Director Leeds, Turley

2000 - 2007: Associate Director/Director, Turley

1994 - 2000: Phillips Planning Services

1987 - 1994: Aylesbury Vale District Council

## Warrington

Successful appeal against refusal of permission for residential care facility in the Green Belt.

## Development Plan Inquiries and Examinations

Has given evidence in both public and private sector roles at a large number of Development Plan Inquiries and participated in Examinations and hearings in respect of Structure Plans, Local Plans and Core Strategies including the Halton, Salford, Wigan, Cheshire West & Chester, and Doncaster Core Strategy Examinations.

## Written reports

Acted as jointly appointed expert adviser in Crown Court litigation pursuant to the Landlord & Tenant Act. Has also provided numerous 'due diligence' opinions in support of institutional funding and property transactions.

# Roger Mascall

Senior Director,  
Head of London and  
Heritage & Townscape  
Expert Witness



His strengths lie in his ability to rapidly assess the significance of a wide range of heritage assets and identify the opportunities for promoting and managing change.

Roger is an expert in heritage and conservation planning matters, with over 29 years of experience accumulated from senior roles in local government, at English Heritage (now Historic England) and in planning consultancy.

His strengths lie in the preparation of persuasive evidence based upon his ability to rapidly assess the significance of a wide range of heritage assets, identify the opportunities for change and articulate a case in light of legislation, policy and guidance.

Roger leads our Heritage & Townscape team and the provision of the service across the practice.

## Projects

### Whitechapel, London

Expert evidence on heritage and visual impact matters in support of proposals for the optimisation of a foodstore site to provide 470 residential units in a key opportunity area, addressing issues of heritage setting.

### Royal High School, Edinburgh

Independent review and expert heritage evidence in support of proposals for the adaptive re-use and extensions of a Category A listed building in Edinburgh's World Heritage Site.

### Swiss Cottage, Camden

The provision of expert heritage evidence in support of proposals for a tall building, assessing impact on a range of heritage assets in light of prevailing heritage legislation and policy.

### Ilford, London

Expert heritage evidence to support proposals for a mixed-use scheme with taller buildings in the setting of heritage assets.

## QUALIFICATIONS

BA (Hons) Dip BldgCons (RICS) IHBC MRTPI

## PREVIOUS EXPERIENCE

2005 - 2011: Partner, DPP

2003 - 2005: Team Leader, English Heritage

2000 - 2003: Historic Buildings Inspector, English Heritage

1989 - 2000: Principal Conservation Officer, London Borough of Harrow

## Smithfield Market

Advice and expert witness representing English Heritage at the first major call-in inquiry into proposals for redevelopment of the Western Market Buildings.

## City of Westminster Court

Heritage advice, strategy and expert heritage witness promoting redevelopment of a former court site in a conservation area adjacent to listed buildings, to provide the new City of Westminster Court.

## Stansted Airport, Essex

Preparation of extensive heritage evidence on matters ranging from listed buildings to wider historic landscape, to present English Heritage's case at the call-in inquiry for airport expansion.

# Mike Best

Senior Director  
Expert Witness



An experienced strategic advisor, influencing policy and managing complex development projects.

Mike was promoted to the Company Board in 2012 and now sits on the Leadership Team.

He has worked in private practice based in Birmingham for nearly 25 years, leading the Turley Birmingham office for 12 years. Since 2009, he has been a board director of Colmore Business District Ltd and is on the RTPI Partnership Board for the University of Birmingham Planning School.

His casework covers a range of sectors including residential, higher education, logistics, city centre offices, culture and sport. He has given expert evidence at Public Inquiries and Development Plan Examinations.

## Projects

### University of Warwick

Strategic planning advisor to the university over the past 15 years.

### Brownhills Business Park, Walsall

Successful appeal against refusal of planning permission for housing on an industrial site.

### Bristol Street, Birmingham

Appeared as expert witness for a third party landowner at a major call-in Inquiry against two foodstore proposals on the edge of Birmingham city centre.

### Wellesbourne Airfield

Planning expert appointed by Claimants in a Landlord & Tenant Act case at trial in 2018.

## QUALIFICATIONS

BSocSc (Joint Hons) DipURP MRTPI

## PREVIOUS EXPERIENCE

2003 - 2015: Birmingham Office Director, Turley

1994 - 2003: Associate Director, Jones Lang LaSalle

1989 - 1994: Senior Planning Officer, Coventry City Council

1986 - 1989: Planning Officer, Rotherham MBC

### University of Leicester

Appeared as expert witness for the university in an appeal against refusal of a certificate of lawfulness for conference use of student residences at their Oadby campus.

### Aintree Racecourse, Liverpool

Provided expert evidence in an arbitration case for a client in a dispute over breach of contract against another consultant.

### Development Plan Inquiries/Examinations

Has participated and given evidence at a number of Inquiries and EIPs into Regional Spatial Strategies, joint Core Strategies and Local Plans.

### Due diligence

Has provided due diligence advice for property acquisition and disposal including, as part of multi-disciplinary teams, when working for a major chartered surveying practice.

# Rob Peters

Senior Director  
Expert Witness



Rob has worked in private sector planning consultancy across the UK for over 30 years.

Rob is a Senior Director and Company Director of Turley serving on the Leadership Team with strategic oversight of a number of Turley offices.

Rob has presented expert evidence in a range of Inquiry and other planning forums relating to a wide range of sectors and land uses.

## Projects

### The Mall Extension, Cribbs Causeway

Expert evidence as a Rule 6 objector to the significant expansion of an out-of-centre retail destination, on behalf of Hammerson & Axa Investments. Four week inquiry to the Secretary of State's Inspector, working with Neil Cameron QC. Appeal dismissed with Hammerson's Bristol City Centre site concluded to be sequentially preferable.

### Northampton Gateway SRFI DCO Examination

Lead planning expert on behalf of Ashfield Land/Gazeley, as an interested party for a competitor SRFI site. Currently in six month Examination process working alongside Osborne Clarke and Womble Bond Dickinson Solicitors, Hereward Phillpot QC and Mark Westmoreland Smith, Barrister.

### Heywood Road, Bideford

Expert evidence to a successful S78 inquiry for 200 dwellings on a greenfield site on the northern edge of Bideford for Ashfield Land Ltd, working with Russell Harris QC.

## QUALIFICATIONS

BSc (Hons) DipTP MRTPI

## PREVIOUS EXPERIENCE

1996 - 2009: Director, GVA Grimley

1994 - 1996: Senior Consultant, RPS Group plc

1989 - 1994: Senior Planner, Parker Dann

1988 - 1989: Planner, Rhymney Valley District Council

### Clifton Drive, St-Annes-on-Sea

Expert planning evidence for the redevelopment of a former nursing home in the Green Belt at a call-in Inquiry. The developer's contract with the landowner was also challenged - Rob presented expert planning evidence at the High Court to successfully support the developer's case.

### Orb Works, Newport

Expert report to the successful High Court challenge by Cogent-Power/Tata Steel to a planning permission granted by Newport Council, working with Pinsent Masons.

### Langage Energy Park, Plymouth

Expert planning evidence to the Compulsory Purchase Order (CPO) inquiry for South Hams District Council and Carlton Power, working with Richard Harwood QC. CPO subsequently confirmed in full.

### Proposed Biomass Plant, Port Talbot

Expert planning evidence to the Secretary of State Inquiry for a 350MW biomass plant adjacent to the Port Talbot docks for Prenergy Power Ltd. Planning permission granted and costs awarded. Working with Nathalie Lieven QC.

# Ben Wrighton

Director, Planning,  
Head of Planning London  
Expert Witness



## Ben is a Director who leads the London Planning office.

He advises throughout the UK on large scale and complex projects, across a range of property sectors. Ben advises both public and private sector clients, including 'blue chip' investors and developers.

Ben's role involves leading multi-disciplinary professional teams to promote property development, directly providing strategic development advice; co-ordinating development and regeneration strategies; environmental impact assessments; retail & leisure assessments; as well as planning obligation negotiation and CIL advice. Ben also acts as an expert witness at planning inquires and appeal hearings.

Ben is an active professional member of Revo, Accessible Retail and London First, and sits on the British Property Federation's Planning Committee.

## Projects

### Section 78 Inquiries\*

Ben has been involved with a wide range of planning appeals - from preparing evidence to appearing as an expert witness.

### Development Plan Inquiries and Examinations\*

Ben has been involved in a number of development plan processes representing the development ambitions of a wide range of developers and investors.

### St Botolphs, Colchester

Planning expert witness in respect of a mixed-use town centre scheme in the heart of Colchester. Land use, design, accessibility and heritage matters were central to the case.

### North Finchley, LB Barnet\*

Acted as a lead witness on land use planning matters for a student accommodation scheme in LB Barnet.

## QUALIFICATIONS

BA (Hons) DIP Town & Regional Planning  
Post-Graduate Certificate (Urban Design) MRTPI

## PREVIOUS EXPERIENCE

2011 - 2018: Head of National Planning, GL Hearn

2008 - 2011: Planning Director, Cushman & Wakefield

2002 - 2008: Associate Director, Donaldsons

1998 - 2002: Senior Planner, Chesterton

### Parc Tawe, Swansea\*

Acted as a lead witness on retailing and regeneration effects for a major retail park refurbishment in central Swansea on behalf of Hammerson.

### Edmonton Green, LB Enfield\*

Lead witness for St Modwen in Edmonton Green in respect of promoting LB Enfield's first build to rent scheme in a nine storey building.

### Buckle Street, Whitechapel\*

Led written submissions in respect of a new apart-hotel building in central Whitechapel in LB Tower Hamlets.

### West Thurrock\*

Lead planning witness in commercial dispute case in respect of a major residential (300+) and retail mixed-use scheme.

### Wolverton, Milton Keynes\*

Planning support in respect of a High Court case relating to a major mixed-use development within the UK's oldest railway works.

\*Experience prior to Turley

# Stephen Taylor

Director,  
Head of Design  
Expert Witness



## Stephen is the national lead for Urban Design.

Stephen is an urban designer with over 17 years' experience within the building industry working for a wide range of public and private sector clients.

Stephen is a member of the Cheshire West and Chester Design Panel and has acted for the council appraising several schemes over the past 3 years.

As a leading professional in the industry, Stephen also supports several universities providing critical feedback for students on the architecture, landscape and urban design courses. Alongside his considerable experience delivering housing projects, Stephen is building a track record as an expert witness. Stephen has defended two housing schemes at appeal and contributed to a number of appeal statements for clients.

## Planning Inquiries

### Ruthin Road Public Inquiry

Expert design witness for this housing masterplan on behalf of Llay Hall Investments. The scheme was successfully defended and approved by the inspector. The development is now under construction.

### Bogs Lane Inquiry

Expert design witness on behalf of Miller Homes for this 100 unit housing development in Harrogate. Prepared a main and a rebuttal proof and gave evidence at the five day Inquiry.

## QUALIFICATIONS

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BA (Hons) Recognised Practitioner in Urban Design

## PREVIOUS EXPERIENCE

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2010 - 2012: Associate Director, Turley

2009 - 2010: Senior Urban Designer, DPP Shape

2008 - 2009: Senior Urban Designer, EDAW/Aecom

2007 - 2008: Urban Designer, Countryside Properties

2004 - 2007: Architectural Designer, Bovis Homes

## Written reports

Provides expert Urban Design advice in support of Planning appeals and Development Plan representations.

Undertakes a number of health checks and 'second opinion' reports in respect of major development projects.

Stephen has produced feasibility layouts and design justification to establish alternative appropriate development in support of a claim for compensation under the Electricity Act.

# Amy Gilham

Director  
Expert Witness



Amy leads on technical assessments and has represented clients at Examination in Public (EiP) and Appeal, focusing on employment land and education impact to date.

Amy joined Turley in 2015 and leads the London Economics team. As Head of Logistics for Turley she has given evidence on employment land matters at EiP.

Amy also oversees our education impact work and has supported a number of clients in assessing education impact in relation to residential development. This includes giving evidence at S78 Appeals as well as agreeing contributions either before the Appeal or at the Appeal hearing.

## Projects

### Highfields Caldecote, East Cambridgeshire

Presentation of education considerations during Appeal hearing on contributions which resulted in a reduction in education contributions of £150,000 (20% reduction).

### Braiswick, Colchester

Preparation of case to remove primary education contributions due to capacity locally.

## QUALIFICATIONS

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BA (Hons) MSc

## PREVIOUS EXPERIENCE

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2007 - 2015: Senior Consultant, Regeneris Consulting

2005 - 2007: Research Consultant, EDAW Plc

### Rockwell Green, Taunton and Deane

Expert Witness at Planning Appeal to challenge the refusal on grounds of primary education provision. The case focused on proximity and capacity in local schools.

### Marlow, Wycombe

Attended and gave evidence at Aylesbury Vale Examination in Public with regards to employment land and the Functional Economic Area covering Wycombe.



# Richard Laming

Senior Director  
Expert Witness



Richard specialises in market demand assessment and the economic impacts of development.

Richard has expertise in measuring the economic and social impacts of development. He also has complementary expertise in market demand assessments including Planning Policy Guidance (PPG) compliant assessments relating to housing need, affordability and employment land.

He is an experienced witness for private and public sector clients and has provided evidence at local plan Examination in Public and S.78 appeals across England. He has given evidence on matters including objective assessments of housing, affordable housing need, student housing, economic and social impact and commercial demand for employment land.

## Projects

### Causeway Farm, Petersfield, Hampshire

Provided expert evidence on the district housing requirement and distribution, affordable housing need and social and economic impact of a proposed 200-unit scheme in the South Downs National Park.

### University of Sussex Campus Masterplan, Brighton

Provided expert evidence on housing market impact of a proposed £0.5bn campus masterplan including 2,500 net additional bedspaces on behalf of the University of Sussex.

### Development Plan Inquiries and Examinations

Richard has given evidence at a number of Local Development Framework (LDF) and CIL Examinations including Central Bedfordshire, Rochdale, Test Valley, East Hampshire, Salford, Lancaster, Wigan and Northampton.

## QUALIFICATIONS

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BA (Hons) DipTP MRTPI

## PREVIOUS EXPERIENCE

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2013 - 2019: Head of Economics, Turley

2001 - 2013: Partner / Director, GVA

### Adanac Park, Test Valley South Hampshire

Provided expert evidence on the economic need for and impact of a major proposed business park and logistics development at the intersection of the M27 and M271 in Hampshire. Evidence included commercial demand assessment for logistics space, quantification of scheme economic impacts and site comparator analysis.

# Antony Pollard

Director,  
Head of Economics  
Expert Witness



## A commercially astute qualified economic planning advisor.

Antony has expertise in economic development strategy, market assessment, demographics and evidencing objective assessments of housing need (OAN). He is Head of the Turley Economics team, a chartered town planner (MRTPI), and operates nationally across the UK. Antony moved to Turley from consultancy GVA in 2013. He has amassed over ten years of experience in undertaking local assessments of housing need (SHMAs / LHNAs) and has prepared housing need evidence for local planning authorities and private developer clients across over 40 local planning authorities in England, Wales and Northern Ireland.

## Projects

### Weymouth Dorset

Provided expert evidence on housing requirements in relation to a housing scheme for circa 150 units. Appeal was successful with costs awarded to the applicant.

### Bedford

Provided expert evidence on the OAN for housing in Bedford in support of a successful appeal for new residential development.

### East Northamptonshire

Provided expert evidence on housing requirements associated with a residential scheme.

### Salford

Acted as a specialist expert witness regarding the establishment of housing needs for a co-joined proposal for 600 homes and 165 homes. The decision notice and inspector's report acknowledged that the council was failing to meet the needs of

## QUALIFICATIONS

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BA (Hons) MTPL MRTPI

## PREVIOUS EXPERIENCE

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2004 - 2013: Associate Director, GVA

the housing market as a whole with significant weight given to the contribution towards meeting the needs for family / aspirational housing and affordable housing.

## Development Plan Inquiries and Examinations

Antony has given housing need evidence representing private sector interests at over twenty Local Plan Examinations since joining Turley in 2013. Most recently this has included acting on behalf of land promoters, house-builders or other private sector clients at the City of York, Bedford, New Forest National Park, North Warwickshire, Huntingdonshire, Aylesbury Vale, Wycombe and Guildford Local Plan Examinations.

Antony has also acted as an expert witness representing SHMA evidence in support of a number of councils through the examination of their Local Plans in the last three years. This has included providing expert evidence at the Lancaster and Welwyn Hatfield Local Plan Examinations, which are ongoing. It has also included the Fylde and Wyre Local Plan Examinations, with both Plan's found sound in the last 18 months.

# Matt Spilsbury

Director, Head of  
Development Viability  
Expert Witness



## Chartered planning and development surveyor with financial viability and deliverability expertise.

Matt specialises in providing robust financial viability and delivery strategy advice to support both promotion of and planning applications for major development schemes and to negotiate, or renegotiate, affordable housing and other planning obligations. He is a chartered planning and development surveyor (MRICS) and town planning advisor (MRTPI), and leads Turley's national Development Viability team. His expertise extends to making the case for enabling development in order to support redevelopment of listed buildings, as well as the case for demolition. He also provides pricing advice for residential developments. Matt represents client interests at Community Infrastructure Levy (CIL) and Local Plan Examination and inquiries as an expert witness on deliverability and financial viability. He acts for both private and public sector clients nationally.

### Planning Inquiries

#### Atherton, Wigan

Provided expert evidence on financial viability matters to demonstrate the deliverability of an initial 100-unit residential scheme, and wider proposals for delivery of a further 1,150 units, inclusive of policy compliant provision of on-site affordable housing, Section 106 financial contributions, and strategic highways infrastructure.

#### New Eastern Villages, Swindon

Provided expert evidence on financial viability matters to assess and confirm the deliverability and viability of an urban extension of up to 2,600 residential dwellings (including affordable housing provision), 1,765 sq m of community/retail uses, 3,000 sq m of business/employment use, supporting community infrastructure, enabling strategic infrastructure and a package of Section 106 planning obligations.

### QUALIFICATIONS

BA (Hons) MSc MRTPI MRICS

### PREVIOUS EXPERIENCE

2014 - 2016 : Associate Director, Turley

2013 - 2014: Senior Consultant, Turley

2007 - 2013: Principal Consultant, GVA

### Development Plan Inquiries and Examinations

Matt has given evidence on market demand, CIL and financial viability matters representing private sector landowner and developer interests at a number of Local Plan and CIL Examinations nationally, including (but not limited to) Birmingham, Chichester, London Borough of Tower Hamlets, North Northamptonshire, Solihull, Southampton, Stratford-upon-Avon, Test Valley, Trafford, Warwick, Wigan and Vale of White Horse.

# Richard Brookes

Director,  
Heritage and Townscape  
Expert Witness



Richard is able to quickly understand and clearly communicate heritage issues and the relevant legislation and policy for assessment.

He has worked in heritage planning for over 15 years, in both the public and private sectors. He has an extensive knowledge and experience in this field.

He provides specialist heritage advice and reporting for our clients. He is adept at identifying the constraints and opportunities presented by heritage assets, and how to promote new development in an imaginative and well-considered way. He is able to tailor his services effectively to the diversity of the historic environment, range of projects, and locations across the country.

## Projects

### Latchmere House Remand Centre, Ham, London

Expert witness at Public Inquiry and providing heritage evidence in relation to the promotion of a new residential development within the setting, of a conservation area, and incorporating a locally listed building.

### Travelodge Twickenham, London

Providing design and heritage evidence, and appearing as an expert witness, on behalf of the local planning authority looking to raise the standard of development on a key town centre site at Public Inquiry.

### Newland House School, Strawberry Hill, London

Appearing as an expert witness at Public Inquiry on heritage matters in relation to a development to expand a private school campus within a conservation area, and affecting a group of locally listed buildings.

### Land at Henfield, East Sussex

Providing proof of evidence and also agreeing statement of common ground with LPA to establish heritage impacts for

## QUALIFICATIONS

BSc (Hons) MTP (UC) MRTPI IHBC

## PREVIOUS EXPERIENCE

2010 - 2014: Senior Planner/Associate Director Heritage, Turley

2007 - 2010: Principal Heritage, DPP

2003 - 2007: Conservation Officer, London Borough of Richmond upon Thames

2002 - 2003: Assistant Conservation Officer, Guildford Borough Council

discussion at Inquiry. Participated in round table discussions on heritage matters as part of Rosewell format. Scheme for new housing on edge of settlement site near to listed buildings and CA.

### Newcombe House, Notting Hill Gate, London

Appearing as expert witness on behalf of the Major of London to provide heritage evidence on the heritage impacts - harms and benefits - for a taller building scheme within the setting of numerous heritage assets in Notting Hill / Kensington.

### Other Appeals

Broad experience of undertaking research, preparing heritage assessments and providing other support to heritage and design expert witnesses as part of an appeal team for a number of Public Inquiries in London and the South East.

Richard has also provided expert heritage advice and assessment for a large number of Written Representation and Hearing procedure appeal submissions during his career, either acting for the local planning authority or private clients, involving a development affecting a full range of heritage assets.

# Jon Burgess

Director,  
Planning & Heritage,  
Head of Cambridge  
Expert Witness



Jon specialises in assessing the impact of development on heritage assets of all types and delivering advice in a clear, straightforward manner.

Jon's extensive experience and knowledge allows him to quickly weigh up the impact of developments on heritage assets and predict potential issues. He has almost 30 years' experience and has been expert witness in a number of inquiries for a range of public and private sector clients.

## Projects

### CB1, Cambridge

Having been part of the design team which secured an outline consent for this major redevelopment, Jon was heritage expert witness successfully defending the demolition of a Victorian terrace to allow construction of a major new office building.

### Former EMD Cinema, Walthamstow

Heritage expert witness for LB of Waltham Forest successfully preventing conversion of a grade II\* listed cinema to religious use.

### West Street, Coggeshall

Heritage expert witness for Pigeon Land promoting housing development within the setting of a grade II listed former farmhouse on the edge of a conservation area.

## QUALIFICATIONS

PhD MA (Arch Con) BA (Hons) BPI Dip Con MRTPI IHBC

## PREVIOUS EXPERIENCE

2008 - 2018: Director, Beacon Planning Ltd

2004 - 2008: Director, QuBE Planning Ltd

1994 - 2004: Conservation and Design Manager, Cambridge City Council

1986 - 1994: Senior Conservation Officer, Peterborough City Council

1985 - 1986: Planning Assistant, Fylde Borough Council

### Carshalton Road, Lakenham,

Heritage expert witness for Serruys Property Co. successfully promoting demolition of a former cricket pavilion to allow 75 new houses.

### Upper Brighton Road, Surbiton

Heritage expert witness successfully defending demolition of houses in a conservation area to allow construction of a new residential care home.

### Bodham and Selbrigg Wind Turbines, Norfolk

Heritage expert advice for North Norfolk District Council against the erection of two separate wind turbines affecting the setting of a number of listed buildings, scheduled monuments and conservation areas.

# Jenni Mason

Director,  
Heritage & Townscape  
Expert Witness



## Heritage expert with a track record in the built environment.

Jenni is regularly involved in a wide range of projects with a historic buildings / historic area dimension. Her work includes advising on historic buildings, historic areas and design, especially in sensitive locations. Such projects include developing schemes for the adaptation of existing buildings and the erection of new buildings, often on complex sites.

She advises architects and developers on proposals to erect new buildings in conservation areas and other sensitive locations. Jenni has also been involved with proposals for alterations and new buildings for a range of grade I, II\* and II listed buildings, including a number of the Cambridge Colleges and the university. In addition to this, she provides design guidance for sites and has experience providing expert witness at appeal.

## Projects

### Gayton, King's Lynn

Heritage expert witness for the Royal Borough of King's Lynn & West Norfolk Council at a Public Inquiry where she successfully defended the council's decision to refuse the development of land adjacent to the grade I listed Parish Church.

### Islington, London

Jenni provided heritage evidence for a Public Inquiry against Islington Council's decision to refuse permission for the redevelopment of a dilapidated site (including an early C19 building) in a conservation area and within the setting of listed and locally listed buildings.

### Boxted, Colchester

Provided heritage evidence for a Public Inquiry against the council's refusal of the residential development of a former industrial site adjacent to a grade II listed building.

## QUALIFICATIONS

BSc (Hons) PG Dip Urban Design IHBC

## PREVIOUS EXPERIENCE

2018 - 2019: Associate Director, Turley

2008 - 2018: Senior Consultant and Associate, Beacon Planning Ltd

2005 - 2008: Consultant, QuBE Planning Ltd

2003 - 2005: Conservation and Design Officer, Cambridge City Council

2000 - 2003: Darlington Borough Council and Leicester City Council

### Pitsea, Basildon

Provided heritage evidence for a Public Inquiry against Basildon Council's refusal of the development of a logistics use on a site zoned for industrial use in the local plan, near a grade II listed former manor house. The appeal was allowed and the Inspector agreed that there was no impact on heritage.

### Kingston, Cambridge

Jenni successfully defended a private householder's appeal against the council's refusal of Listed Building Consent for alteration and refurbishment works to a grade II\* listed former rectory in a conservation area, and adjacent to the grade I listed Parish Church.

### Other Appeal Work

Jenni has also successfully acted for a variety of clients through the written representations appeal procedure, including Cambridge Colleges and private schools.

# Marc Timlin

Director,  
Heritage & Townscape  
Expert Witness



Marc provides commercially astute advice on development affecting the historic environment.

Marc is a chartered town planner (MRTPI) and a full member of the Institute of Historic Building Conservation (IHBC). He has over thirteen years' experience of promoting sensitive and appropriate change in the historic environment, both in the private and public sectors, covering the full range of heritage designations. He represents a broad range of commercial and non-commercial clients, including major house builders, charitable institutions and private individuals across the United Kingdom.

Marc has a detailed knowledge of heritage legislation, policy and guidance, and their application as part of strategic advice to reconcile the delivery of new development within a range of heritage contexts.

## Projects

### Former Elvian School, Reading

Expert witness and heritage evidence at a two-week Public Inquiry relating to the promotion of new residential development within the setting of two locally listed buildings for a national house builder.

### Oakley, Basingstoke, Hants

Appearing as an expert witness at Public Inquiry on heritage matters in relation to the residential development of a greenfield site partly within a conservation area, and within the setting of a group of grade II listed buildings.

### West Norwood, London Borough of Lambeth

Providing expert witness and heritage/townscape evidence relating to a major development affecting the setting of a grade II\* listed church in south London.

## QUALIFICATIONS

BSc (Hons) MA MRTPI IHBC

## PREVIOUS EXPERIENCE

2012- 2016: Senior Planner and Associate, Heritage, Turley

2011 – 2012: Principal Heritage and Design Consultant, DPP Consulting Ltd

2008 – 2011: Senior Planner, Montagu Evans LLP

2006 – 2008: Senior Conservation and Urban Design Officer, London Borough of Lambeth

2004 - 2006: Conservation Planner, London Borough of Bromley

### Land at Yapton, Arun, West Sussex

Marc provided expert witness services on behalf of Gleeson Strategic Land and gave evidence at a Public Inquiry for an application recovered by the Secretary of State for up to 108 homes in the setting of a grade II listed building. The Secretary of State granted permission in 2017, accepting Marc's evidence that the scheme would preserve the special interest of the listed building.

### Whitton, Mid-Suffolk District Council

Provided expert built heritage evidence at a public inquiry into the refusal of outline planning permission for up to 315 dwellings in the setting of a conservation area, responding to alleged heritage harm as a result of increased vehicular traffic. Marc's evidence convinced the Inspector that the proposals would have very limited heritage impacts such that the public benefits delivered by the proposed development could outweigh that harm.

# Katy Lightbody

Director,  
Heritage & Townscape  
Expert Witness



Katy has a thorough understanding of relevant legislation and the planning policy framework within which she works.

She is a heritage specialist and town planner, with over 15 years' experience.

She represents a range of commercial and non-commercial clients and specialises in the provision of strategic and detailed advice on all aspects of the historic environment. Covering the north of England, Wales and Scotland, Katy is experienced in dealing with the challenges presented by the re-use, adaptation and alteration of listed buildings, together with heritage-led regeneration and the integration of new development into a historic context.

## Projects

### Appeals

Expert heritage advice for a number of written representation planning appeals in connection with listed building works and development within and affecting the setting of conservation areas and highly graded listed buildings.

### Former Scandinavian Hotel, Liverpool

Heritage advice and evidence, strategy advice and expert heritage witness in connection with a successful appeal under Section 18 of the Land and Compensation Act 1961.

### New Generation Transport, Leeds

Preparation of extensive heritage evidence and expert witness in connection with a six month Transport and Works Act inquiry.

### Tower Wharf, Chester

Heritage evidence and expert heritage witness on behalf of Miller Developments dealing with conservation area and listed building setting.

## QUALIFICATIONS

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MA (Hons) PG Dip CHE MRTPI

## PREVIOUS EXPERIENCE

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2008 - 2010: Associate Partner, DPP Heritage

2002 - 2008: Planner/Principal Planner, DPP

2000 - 2002: Student Planner, City of Edinburgh Council

### Cote Farm, Thackley, Bradford

Preparation of heritage evidence and expert witness on behalf of Bradford Metropolitan District Council in conjunction with an appeal against the refusal of planning permission for residential development.

### Adanac Park, Southampton

Expert heritage evidence and witness dealing with new development within the setting of a listed farm complex.

### Land at London Road, Northwich

Hearing Statement and attendance in relation to an appeal against the refusal of planning permission within a conservation area.



# Joanna Ede

Director,  
Townscape, Head  
of Landscape & VIA  
Expert Witness



Joanna is an experienced and well-respected landscape Expert Witness with over 25 years' professional experience.

Joanna is a chartered landscape architect and landscape planner with a strong track record covering all stages of the planning and development process. She is experienced at representing both local authorities and developers at Planning Appeals and has given evidence at numerous Public Inquiries and Hearings. She has particular expertise in appeals relating to areas identified as 'valued landscapes'.

## Projects

### Land west of Trowe's Lane, Swallowfield

Preparation of evidence and appearance as landscape expert witness at public inquiry on behalf of a residential developer. Evidence focused on potential effects of proposed scheme on local landscape character, settlement character and identity and local views.

### Land east of Water Stratford, Tingewick

Preparation of evidence and appearance as landscape expert witness for a proposed residential development. Site was located within a Special Landscape Area and a 'valued landscape' with significant views to Stowe historic park. Evidence included review of applicant's LVIA and additional assessment of potential landscape and visual effects of proposed scheme.

### Land west of Edenside, Frinton on Sea

Landscape expert witness at public inquiry on behalf of a private landowner. Appeal related to an outline planning application for residential development on the edge of Frinton.

## QUALIFICATIONS

BA (Hons) MA DipLD CMLI

## PREVIOUS EXPERIENCE

2013 - 2017: Technical Director, The Landscape Partnership

2004 - 2013: Associate Director, The Landscape Partnership

1995 - 2013: Progression from Assistant Landscape Architect to Associate, The Landscape Partnership

1994 - 1995: Landscape Architect, Rotterdam Municipality

Evidence focussed on the potential effects of the proposed development on an area designated as Green Gap between two settlements, and on the local landscape character area of the 'Hamford Coastal Slopes'.

### Land adjacent to Brockhurst Farm, Alfold Crossways

Preparation of landscape statement and appearance at Hearing as a landscape expert witness. Appeal related to a proposed residential development on the edge of an existing village and its potential impact on the countryside

### Land North of High Street Irchester and Land West of Station Road, Irchester

Landscape expert witness for two Planning Appeals relating to proposed residential developments within the setting of a grade I listed church and an area of 'valued landscape'. Evidence focused on landscape value and potential impacts on landscape character and views from surrounding roads, public rights of way and residential properties.

# Colin Morrison

Senior Director,  
Head of Sustainability  
Expert Witness



Colin leads Turley Sustainability and has over 20 years' experience with the provision of sustainability advice within the planning process.

He provides sustainability advice to the corporate and development sectors, and to the public and private sector. He has worked on a wide range of projects including ecotowns, sustainable urban extensions, mixed-use developments, leisure and retail development, and business space.

He has a particular expertise in the area of Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) and has provided expert advice to public and private sector clients in this area.

## Projects

### Land North of Woods Lane, Melton

Provision of sustainability and expert witness services to a planning application and subsequent appeal for residential development in Woodbridge, Suffolk.

### South Worcestershire Councils Development Plan

Provision of expert SEA advice to the Local Plan EIP to demonstrate that the SA was fully compliant with the SEA Directive.

### Land North East of Birmingham

Provision of sustainability advice to the promotion of Green Belt into the Birmingham Development Plan. Role included attendance at the Local Plan EIP to demonstrate to the Inspector why the Sustainability Appraisal supporting the plan was not legally compliant with the SEA Directive.

### Fermanagh and Omagh District Plan

A critique of the emerging Local Plan SA methodology to identify compliance with the regulations.

## QUALIFICATIONS

BSc (Hons) MSc AIEEMA

## PREVIOUS EXPERIENCE

2010 - 2019: Director, Turley

2004 - 2010: Regional Director, WSP Environmental Ltd

2002 - 2004: Senior Consultant, Jacobs Engineering

1998 - 2002: Sustainability Consultant, Wren & Bell

### Kedleston Road, Derby

A critique of the Local Authority's Sustainability Appraisal with submission of representations and attendance at the Local Plan EIP to demonstrate that the SA was not legally compliant with the Directive.

### North Warwickshire Borough Council

A critique and challenge of the council's SA at the Local Plan EIP.

### Malgraves Farm, Thurrock

Provision of sustainability support to a detailed application for residential-led development in the Green Belt. Advice was sought from counsel to ensure the strategy supported the Exceptional Circumstances application.

# Tom Armfield

Director  
Expert Witness



Specialises in strategy, influencing policy and managing complex development projects.

Tom joined Turley in June 2015 and has over ten years' experience in both the public and private sectors, leading on the company's growth in the East Midlands region.

He has substantial experience in leading strategic promotions and planning applications for major residential-led development proposals, predominantly in the West and East Midlands. This has included providing strategic planning advice, building relationships and engaging with local planning authorities and stakeholders, co-ordination of planning applications and appeals, and successfully negotiating projects through to a positive outcome.

Tom has provided professional representation at several examinations and has given professional evidence at public inquiries.

## Projects

### Cotgrave, Nottinghamshire

On behalf of IM Land, Tom led the strategic promotion for a residential site in the Green Belt. This included providing expert witness at Rushcliffe's Local Plan examination and leading on the strategy for submitting an outline planning application.

### Higham Lane, Nuneaton

On behalf of Richborough Estates, provided strategic overview on a project for 900 dwellings. As part of this Tom appeared at the Borough Plan examination and secured outline planning permission for the first phase of development.

### Southam, Stratford-on-Avon

Tom successfully provided expert witness in promoting a reserved matters submission for 535 dwellings through a Compulsory Purchase Order Inquiry.

## QUALIFICATIONS

BA (Hons) MA

## PREVIOUS EXPERIENCE

2013 - 2015: Senior Planner, Barton Willmore

2010 - 2013: Associate, Fisher German

2009 - 2010: Planning Assistant, Birmingham City Council

2007 - 2009: Planning Officer, Durham County Council

### St Ives, Cambridgeshire

On behalf of Bellway Homes, Tom provided expert witness at the Huntingdonshire Local Plan examination. The strategy for the site also included the submission of a planning application ahead of the examination.

### Ludlow, Shropshire and Wilstead, Bedford

Led on appeals for 139 dwellings and 140 dwellings at Ludlow and Countesthorpe respectively. Both appeals involved public inquiries, and included co-ordinating and managing the appeals and preparing evidence.

### Land north of Tamworth

Co-ordinated the strategic promotion of land to the north of Tamworth on behalf of Bovis Homes. As part of this Tom provided expert witness at the Lichfield Local Plan examination.

# Mat Jones

Senior Director  
Expert Witness



Mat regularly gives expert evidence and is experienced in successfully leading high profile cases on behalf of clients.

He has appeared at a number of high profile appeal Inquiries covering a range of sectors, including residential, commercial, and retail. He has also appeared as lead planning witness at a major call-in Inquiry and has presented at Examinations and appeal hearings on behalf of clients to promote their case and the merits of their proposals. His clients include a range of national developers and investors, as well as house-builders, landowners, promoters and funds. He is highly regarded by clients for his commercial and proactive approach.

## Projects

### Cringleford, Norwich

Acted as planning witness on matters of 'planning balance' for a proposal of up to 650 residential units, open space and play facilities, and a new local centre outside of the urban area of Norwich. The appeal site formed part of a major, sustainable urban extension and the inquiry covered a full range of matters including conformity with a made Neighbourhood Plan.

### Davenham, Cheshire East

Expert planning witness for up to 70 residential units on greenfield land adjoining the settlement. The evidence had to robustly demonstrate that the proposals would not harm the emerging Neighbourhood Plan. It was necessary to provide a balanced case to demonstrate that the benefits of the proposals would be significant and would outweigh the harm caused by the loss of countryside.

### Chaddesden, Derby City

Expert evidence as the lead planning witness for a residential proposal comprising 275 residential units at a site within a designated 'Green Wedge' on the edge of Derby city. The

## QUALIFICATIONS

BSc (Hons) DipTP MRTPI

## PREVIOUS EXPERIENCE

2018 - 2019: Head of Planning Midlands, Turley

2010 - 2014: Director, Deloitte (following Drivers Jonas merger)

2001 - 2010: Planner through to Partner, Drivers Jonas

2000 - 2001: Graduate Planner, GVA

planning evidence covered matters of housing need, supply, landscape, and the balance of benefits provided by the development versus impact in terms of the loss of a greenfield site within the countryside.

### Rushden Lakes call-in Inquiry, East Northamptonshire

Expert evidence as lead planning witness for Legal & General on this landmark case for a range of NPPF policies, giving evidence on retail and settlement hierarchy matters and the case for refusal of a major out of centre retail park on sequential and impact grounds.

### Farnham, Surrey

Planning balance evidence at two public inquiries in support of proposals for 102 new dwellings at an unallocated site outside of the settlement that conflicted with the made Neighbourhood Plan. While the Inspector did not find against the council on five year supply, and concluded that the 'titled balance' was not engaged, he has been convinced by the overall case put forward including the provision of affordable housing to meet an urgent need.

# Jeff Richards

Director, Head of Planning  
South West  
Expert Witness



Jeff has over 17 years of experience in both the public and private sectors.

Jeff has a proven track record of delivering many forms of development for a wide range of clients and is widely recognized as the leading expert witness on five year housing land supply matters.

He has substantial experience in leading strategic promotions and planning applications for major residential-led development proposals, and also in co-ordinating and preparing Environment Statements to meet strict Environmental Impact Assessment legislation requirements.

Jeff has provided professional representation at a number of Examinations in Public and given professional evidence at a number of Public Inquiries.

## Projects

### Housing Land Supply Evidence

Expert witness role for various clients on sites across the country including evidence on housing supply in North Somerset, South Gloucestershire, Central Beds, Bedford, South Oxfordshire, Chichester, Uttlesford, Stroud, Swindon, Cornwall, Mendip, Lewes, Blaby and Wokingham.

### Lotmead Villages Planning Inquiry

Overall planning expert witness role for Ainscough Strategic Land for a strategic allocation on the edge of Swindon for a new community including 2,600 homes, a business centre, new schools and local centres.

### Iminster Planning Inquiry

Overall planning expert witness role for C G Fry and the Dillington Estate for 220 homes in South Somerset, including consideration of heritage, transport and landscape as well as planning policy issues.

## QUALIFICATIONS

BA (Hons) MTP MRTPI

## PREVIOUS EXPERIENCE

2013 - 2014: Director, WYG

2010 - 2013: Associate Director, WYG

2007 - 2010: Associate, WYG

2006 - 2007: Principal Planner, White Young Green Planning

### Thornbury Planning Inquiry

Expert witness role for Bloor Homes promoting a 300 home residential scheme. Provided evidence on both the council's five-year housing land supply and the overall planning balance.

### Wells Planning Inquiry

Expert witness role for Taylor Wimpey and Persimmon Homes for a residential development for 220 new homes. Provided evidence on the overall planning balance including the benefits of early release of the site as a future growth area.

### Wroughton Planning Inquiry

Expert witness role for Ainscough Strategic Land for a residential development for 100 new homes. Provided evidence on the overall planning balance including housing land supply with the local plan found out-of-date less than one year after adoption.

# Steven Kosky

Director  
Expert Witness



Steven has over 25 years' planning and development experience. He is a persuasive communicator and a robust and reliable expert witness.

Steven joined Turley in 2017 to open the Cambridge office following a successful background in EIP and Section 78 Appeal work in both the residential and energy sectors.

Steven has extensive experience in delivering residential projects at all development scales, including complex mixed-use major strategic urban extensions and new settlements.

He has significant experience in the energy sector, notably in energy minerals (hydrocarbons) and energy from waste.

Steven commenced his planning career in the public sector in East Hertfordshire in 1989, before joining the private sector in 2000.

## Projects

### Planning appeal and call-in Inquiries

Numerous expert planning witness appearances at strategic residential and energy related Public Inquiries, including Section 78 Appeals and SOS Call-in Inquiries.

For residential appeals, areas of expertise include; national and local policy analysis, spatial strategy, five year land supply, site-specific planning assessment and overall planning balance.

For energy appeals, specific areas of expertise include; national and local policy analysis, energy need and assessment of alternative sites.

Worked with leading Counsel including: Rupert Warren QC, Thomas Hill QC, Simon Bird QC, Chris Young QC, Andrew Newcombe QC, Mark Westmoreland Smith QC, Robin Purchas QC and Douglas Edwards QC.

## QUALIFICATIONS

BA (Hons) DiP TP MRTPI

## PREVIOUS EXPERIENCE

2010 – 2017: Planning Director, Barton Willmore

2005 – 2010: Planning Associate, Barton Willmore

2000 – 2005: Planning Associate, Phillips Planning

1989 – 2000: Principal Planner, East Herts Council

### Development Plan Inquiries

Given evidence at a large number of Development Plan Examinations and participated in main matter hearings in relation to strategic and local policy, spatial strategy, strategic allocations, housing trajectories and five year land supply.

Has also given evidence at a number of Minerals Plan and Unitary Plan Examinations pursuant to energy minerals and energy from waste projects.

### Written reports

Commissioned to undertake numerous peer reviews of work prepared by other consultants on major residential projects wherein a second opinion on strategy is sought to assess future risk management (SWOT Analysis).

# Neil Denison

Director  
Expert Witness



Neil's planning experience for private and public sector clients is diverse and geographically wide-ranging.

With over 34 years' experience of public and private sector work, Neil offers particular expertise in retail and energy planning and as an expert witness.

His experience includes involvement in projects in many parts of the UK, ranging from delivering major schemes for private sector clients to advising LPAs on policy formulation and the preparation of evidence-based documents. Neil frequently leads multi-disciplinary teams for large development projects and has acted as expert witness in many public inquiries.

## Projects

### Hoddesdon, Hertfordshire, public inquiry

Two major retail applications called in by Secretary of State for determination at one public inquiry. Represented Hertfordshire County Council as an expert witness on retail policy matters.

### Wells, Somerset, public inquiry

Expert witness in respect of refusal of mixed-use (120 houses, residential care, offices and retail) development, representing KPMG against Mendip DC.

### Redditch, public inquiry

Expert witness representing Redditch BC in support of a sub-regional scale mixed sports, commercial leisure, hotel and retail complex proposal, called in by Secretary of State for determination by public inquiry.

## QUALIFICATIONS

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BSc (Hons) MPhil MRTPI

## PREVIOUS EXPERIENCE

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2001 - 2014: Director, WYG Consulting Ltd

1989 - 2001: Director, MVM Planning

1986 - 1989: Planner, Barton Wilmore Partnership

### Planning Inquiries representing Aldi Stores Ltd in various UK locations

Provided planning advice to Aldi Stores Ltd for around 27 years. During that time, has acted as expert witness at 12 public inquiries, as well as at numerous informal hearings, in connection with refusal of planning permission for new stores.

### Congleton District, planning inquires

Expert witness on behalf of LPA in connection with four public inquires relating to refusal of planning permission for residential development.

### Rotherham, planning inquires

Expert witness on behalf of LPA relating to refusal of planning permission for three major retail applications (two foodstores and a retail warehouse park).

# Stephen Bell

Senior Director,  
Head of Planning North  
Expert Witness



Stephen is an experienced planning advisor to the private and public sectors.

Stephen's thorough and professional advice covers a wide range of development sectors. His successes include securing permission for numerous large-scale housing developments, new hospitals, business districts in Chester and Stoke-on-Trent, and the largest waste management cluster in the UK.

Stephen has given expert evidence in a number of public inquiries and development plan examinations in support of various types of development.

Stephen joined Turley as Director in Manchester in 2013. He previously led GVA's Planning Consultancy in Manchester. He is a member of the company's Leadership Team and leads the Northern Planning Team of Turley.

## Projects

### Public Inquiries

Various appearances as an expert planning witness at Public Inquiries, including Section 36 consent (Electricity Act) and Section 78 appeals (including recovered appeals).

### Hulton Park, Bolton

Stephen gave expert evidence on behalf of the applicant at call-in inquiry for a proposed Ryder Cup championship golf course and 1,000 homes in the Green Belt. This involved presenting an extensive very special circumstances argument.

### Frodsham Wind Farm

Deemed planning permission and Section 36 consent secured for 19 turbine onshore wind farm in the Green Belt, following six-week public inquiry.

### Urban Extension to Crewe

Expert planning evidence to inquiry into recovered appeal for 880 residential units on greenfield land. Addressing issues of housing land supply, and wider planning balance.

## QUALIFICATIONS

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BA (Hons) MTPL MRTPI

## PREVIOUS EXPERIENCE

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1999 - 2013: GVA

### Shale Gas, Derbyshire

Stephen presented expert planning evidence to a S78 appeal inquiry on behalf of INEOS Shale in relation to their proposals for an exploratory core well. The appeal was allowed and permission granted.

### Written representations and Hearings

A wide range of appeals over a number of years, covering a range of sectors.

### Development Plan Examinations

Numerous appearances representing private sector interests at Local Plan Examinations, including County Durham, Central Lancashire, Rochdale, Ribble Valley, Cheshire East, Greater Manchester waste plan and Cheshire West and Chester. Principally addressing matters of housing and employment land supply and distribution.



# David Diggle

Director  
Expert Witness



David is an experienced Director specialising in complex and large scale proposals both in the public and private sectors.

He has advised and delivered on a wide range of projects including commercial mixed-use, housing, healthcare, education, industrial, and leisure development.

He has given expert evidence in a number of forums in support of various types of development.

## Projects

### Barton Biomass Renewable Energy Project

Part of the overall inquiry team for a 20MW biomass fuelled energy plant in Trafford .

### Kents Green Farm, Winterley

Acted as expert witness on behalf of Stuart Milne Homes for up to 60 dwellings in the open countryside.

### Briars Hey, Rainhill

Expert planning witness on behalf of Raphael Healthcare for a medium and low secure mental health facility for women in the Green Belt.

### Waggs Road, Congleton

Expert planning witness on behalf of Bellway Homes for a 104-unit housing development in Congleton. Prepared planning evidence and rebuttal addressing issues of housing land supply, and wider planning balance.

## QUALIFICATIONS

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BSc (Hons) MCD (1st) MRTPI

## PREVIOUS EXPERIENCE

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2009 - 2012: Associate Director, Turley

2006 - 2009: Senior Planner, Turley

2004 - 2006: Planner, Turley

2002 - 2004: Senior Planning Officer, Cheshire County Council

2000 - 2002: Planning Officer, Cheshire County Council

## Development Plan Examinations

Numerous appearances representing private sector interests at Local Plan Examinations, including West Lancashire, Rossendale, Bury, Fylde and Cheshire West and Chester. Principally addressing matters of housing and employment.

## Due diligence

Has provided due diligence advice for property disposal on behalf of a large pension fund.

## Written representations and hearings

A wide range of appeals over a number of years, covering a range of sectors particularly in respect of housing and healthcare.

# Mike O'Brien

Director  
Expert Witness



Mike has over 16 years' planning and development experience. He has extensive experience in residential and commercial projects, including complex mixed-use urban development schemes.

Mike started his career in the public sector in London before moving back to the north west in 2011 and has been in private sector consultancy since then. He has a track record in expert witness at Section 78 and Development Plan Inquiries.

## Projects

### Planning appeal and call-in Inquiries

Appearances as expert planning witness at several S.78 Public Inquiries providing written and verbal evidence on housing land supply.

### Huntingdonshire District Council

Expert planning witness on five year housing land supply for a circa 180 residential unit scheme in Buckden. The case to demonstrate an absence of five year housing land supply was successfully made, demonstrating that the council had persistently under delivered on housing, and that a 20% buffer should be applied. The Inspector also agreed that limited weight should be applied to the sites allocated in the emerging Local Plan.

## QUALIFICATIONS

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MTCP MRTPI

## PREVIOUS EXPERIENCE

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2017 - 2018: Director, Hourigan Connolly

2015 - 2017: Associate Director, WYG

2013 - 2015: Associate, WYG

2012 - 2013: Associate, Higham & Co

2011 - 2012: Senior Planner, Richard Unwin Chartered Surveyor

2002 - 2011, Planner/Senior Planner/Principal Planner, London Borough of Croydon

## Local Plan Examinations

Significant experience in representing clients and working alongside counsel at Local Plan Examinations. Secured and defended a number of strategic site allocations (Sefton, Cheshire East) including significant Green Belt release for housing and employment land.

# Stuart Irvine

Senior Director  
Expert Witness



Stuart has an in depth and broad knowledge of development issues across the South East.

Stuart leads our Southampton office and acts as a trusted advisor to the development community, including providing advice on a number of high profile schemes.

He joined Turley in 2005 and has 20 years' private sector experience. He works extensively in the residential and commercial sectors, offering a range of expertise relating to the preparation of planning applications and the promotion of land. His core skills include housing and employment land promotion, and he displays a strong understanding of the commercial realities of the industry.

Stuart also provides advice on planning policy at the national and regional levels and has acted as an expert witness in respect of a number of major developments.

## Projects

### Local Plan Examination Appearances

Preparation of evidence and appearances at numerous Local Plan Public Examinations including Test Valley, New Forest, Fareham, Horsham and Chichester.

### Circle Hospital, Southampton

Planning permission was secured by appeal for a 12,800 sq m private hospital, the largest of its kind in Europe. Led the appeal case, providing evidence on loss of employment land, job generation and the principle of development.

## QUALIFICATIONS

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MA DipTP BA (Hons) MRTPI

## PREVIOUS EXPERIENCE

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2011 - 2017: Director, Turley

2008 - 2011: Associate Director, Turley

2005 - 2008: Senior Planner, Turley

2003 - 2005: Associate, Charles Planning Associates

1995 - 2003: Planner, Charles Planning Associates

### Fen Meadow, Nursling

Promotion of a 350-unit greenfield urban extension. Outline permission was secured via an appeal. Gave evidence at the public inquiry. Key issues included housing land supply, separation of settlements and prematurity.

### Adanac Park, Southampton

The preparation of planning applications, and subsequent expert witness work for a public inquiry, to support the delivery of almost 100,000 sq m of employment floorspace (B1, B2 and B8), 50 dwellings and an amenity restaurant. This comprehensive scheme has been brought forward through ten distinct applications, brought together under a single development framework.

# Ryan Johnson

Director  
Expert Witness



Ryan has worked for both the public and private sectors, including a national housebuilder.

Ryan has a broad range of experience in development projects across the south east of the country. He specialises in housing, particularly in advising on the acquisition and promotion of land for housing through the Local Plan and planning application routes. He regularly appraises, advises on and manages a wide variety of major planning applications and Local Plan site promotions. Ryan acts as an expert witness at Local Plan Examinations and s78 planning appeals.

## Projects

### S78 Hearings and Inquiries

Various appearances as an expert planning witness at s78 Informal Hearings and Public Inquiries across the south east:

### Land at Nyton Road and Northfields Lane, Westergate (Land Fund Ltd)

Acted as lead advisor and expert witness on the housing land supply case for the Appellant at a successful s78 public inquiry into the refusal of a planning application for 268 homes.

### Roslyn Gardens Caravan Park, Merley Road, Westward Ho! (Investec Bank)

Acted as lead advisor and expert witness at a successful s78 informal hearing into the refusal of an application for residential use on a designated Local Plan tourism site.

## QUALIFICATIONS

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BA (Hons) DipTP MRTPI

## PREVIOUS EXPERIENCE

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2007 - 2010: Associate Director, Turley

2006 - 2007: Associate Director, Lennon Planning Ltd

2002 - 2006: Senior Planner, Lennon Planning Ltd

1999 - 2002: Strategic Planner, Berkeley Strategic Land Ltd

1997 - 1998: Assistant Planner, Gosport Borough Council

## Development Plan Examinations

Acted as lead planning advisor on the acquisition and promotion of strategic greenfield sites through former Structure Plans, emerging Local Plans and Neighbourhood Plans, participating as expert witness at numerous Local Plan Examinations across the south east.

# Simon Packer

Director  
Expert Witness



Simon has taken the lead role in a number of large projects across the south east region.

Simon has over 20 years' experience in both the public and private sectors. He is a member of the company's residential sector group. He has extensive experience in housing, leisure and employment projects, and handles a wide variety of planning applications, Local Development Framework (LDF) site promotions and planning appraisals.

## Projects

### Planning Inquiries

Appearances as expert witness at various S78 appeals, providing evidence on a variety of residential proposals from large scale urban extensions to specialist retirement proposals.

### Development Plan Inquiries and Examinations

Has given evidence at Development Plan Examinations across the southern region, primarily promoting strategic residential land for allocation.

## QUALIFICATIONS

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BA (Hons) DipTP MRTPI

## PREVIOUS EXPERIENCE

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2004 - 2006: Associate Director, Turley

2000 - 2004: Senior Planner, Turley

1999 - 2000: Development Control Team Leader, West Berkshire Council

1998 - 1999: Senior Planning Officer, West Berkshire Council

1994 - 1998: Senior Planning Officer, Winchester City Council

1990 - 1994: Planning Officer, Winchester City Council

### Written reports and due diligence

A number of due diligence reports have been prepared providing prospects of success at appeal.

# Tim Burden

Director  
Expert Witness



## Nearly 20 years' experience in housing, employment, student accommodation, care homes, leisure and retail developments

Tim's work has mainly been undertaken within the Thames Valley and surrounding area, where he is well-versed in the opportunities that are presented.

Tim also provides advice on planning policy at the national and regional levels. He has acted as Expert Witness to the High Court for a leading housebuilder, and regularly appears at appeal and at Examinations in Public for clients.

## Projects

### Cheltenham

Expert Planning Witness to the High Court in 2018, in the case of Bovis Homes Limited v Mr Timothy William Fry (Claim No: E40BM029). Acting for Bovis in respect of whether they used reasonable endeavours to secure a Planning Permission. Case settled in advance of trial.

### Bolnore Village, Haywards Heath

Expert Planning Witness to the High Court in early 2014, in the case of 'Heaselands S.A. v Crest Nicholson (South) Limited & Others'. Acting for defendant relating to payments allegedly due in respect of land in Haywards Heath. Case settled in June 2014 after four days of a 15 day trial.

### Charnham Park, Hungerford

Expert witness at Public Inquiry in June 2011 for proposals for a hotel on a Protected Employment Area. Appeal subsequently allowed by the Inspector. Related work at Core Strategy Examination in Public to secure more flexible employment land policy in West Berkshire Core Strategy.

## QUALIFICATIONS

BSc (Hons) MSc MRTPI

## PREVIOUS EXPERIENCE

2014 - 2015: Director, Head, Boyer

2012 - 2014: Director, Boyer

2003 - 2012: Planner/Associate, Barton Willmore

2000 - 2003: Planning Officer, Reading Borough Council

### Stanford in the Vale, Oxfordshire

Expert Witness securing residential planning permission for 73 dwellings on an unallocated greenfield site in the Vale of White Horse, following a public inquiry.

### The Recreation Ground, Bath

Secured an allocation in the Bath and North East Somerset adopted Core Strategy for a new stadium, located within a World Heritage Site, on behalf of Bath Rugby at the Recreation Ground, following a prolonged Examination-in-Public.

### Written Representations and Informal Hearings

A wide range of appeals over a number of years, covering a range of sectors, particularly in respect of housing.

### Local Plan Examinations in Public

Acted as lead planning advisor on the acquisition and promotion of greenfield sites through emerging Local Plans, including as expert witness on housing land supply and strategic matters at numerous Local Plan Examinations across the south east.

# David Murray-Cox

Director  
Expert Witness



David has a wide range of experience dealing with planning applications and Development Plan representations for residential and commercial schemes and strategic land promotion.

David has a track record of leading multi-disciplinary teams in promoting developments including strategic land, residential developments, retirement and care communities and significant commercial projects.

He has had significant involvement in the preparation of planning applications and the promotion of sites through the Neighbourhood Plan and Local Plan processes.

David has appeared at both Local Plan Examinations and Section 78 appeal Public Inquiries. He takes a particular interest in research and evidence based approaches to justifying the location of new development.

## S78 Appeals

Various appearances as an expert planning witness at s78 Public Inquiries across the south east:

### Southbourne, Chichester

Appearing as expert planning witness at the Inquiry, presented evidence in relation to the development of a retirement community, including a care home, assisted living units and age-restricted dwellings.

### Westergate, Arun

Expert planning witness at an Inquiry in relation to a proposed development of up to 79 dwellings addressing accessibility and the weight to planning policies. Secured the LPA's agreement that it was unable to demonstrate a 5 year supply of housing before the Inquiry opened. Following the successful appeal decision, worked alongside Thomas Hill QC in resisting a challenge to the permission by the local Village Action Group (and a local resident) on the alleged ground that the Inspector had failed to have regard to an emerging Neighbourhood Plan.

## QUALIFICATIONS

BA (Hons) MPlan MRTPI

## PREVIOUS EXPERIENCE

2016 - 2019: Associate Director, Turley

2013 - 2016: Associate Planner, Barton Willmore

2011 - 2013: Senior Planner, Barton Willmore

2006 - 2011: Planner, Barton Willmore

## Swallowfield, Wokingham Borough

Securing planning permission for residential development on a greenfield site. Represented the client on the planning balance matters at the inquiry, dealing with matters such as the presumption in favour of sustainable development.

## Examinations in Public Perry Court, Faversham

Led the production of an application for a mixed-use development on land to the south of the A2. Represented the client at the Swale Borough Local Plan Examination and demonstrated that the assessment of the site and its surroundings was flawed, leading to the allocation of the site.

## University of Reading

Represented the Examination into Reading BC's Sites and Detailed Policies DPD, securing the removal of the campus from a major landscape designation and recognition that the university is of national significance.

# Sarah Cox

Associate Director  
Expert Witness



Sarah is a skilled and experienced chartered town planner with over 18 years' experience.

She has experience in managing the planning process on residential, mixed-use, commercial and leisure developments in a variety of locations on behalf of a diverse client base including developers, investment funds, social housing provider landowners and public companies.

She has significant experience within the public and private sector, allowing her to pro-actively manage planning projects, policy formation, planning strategy and deliver positive outcomes whilst balancing client aspirations, time and budget constraints.

Sarah also advises clients on other elements of the planning process including site appraisals, preparing feasibility appraisals, preparation and presentation of representations to Local Plan Examinations; expert planning witness at a Public Inquiry and preparation of planning statements and liaison with clients, local authorities and Counsel.

## Projects

### Public Inquiry, Downham Market, Norfolk

Acted as lead advisor and Expert Witness for a reserved matters mixed-use residential led application at public inquiry. Co-ordinated and led the appeal team, liaising regularly with Counsel and Expert Witness at the Public Inquiry.

### Written Representations and Informal Hearings

A wide range of appeals over a number of years, covering sectors such as retail and housing.

### Written Reports and Due Diligence

A number of due diligence reports have been prepared providing prospects of success at appeal for a variety of clients and prospective landowners including a large pension fund.

## QUALIFICATIONS

MTCP (Hons) MTRPI

## PREVIOUS EXPERIENCE

2008 - 2019: Associate Planner, Barton Willmore

2005 - 2008: Senior Planner, Barton Willmore

2004 - 2005: Planning Coordinator, Vodafone

2003 - 2004: Senior Planning Officer, Royal Borough of Windsor and Maidenhead

2001 - 2003: Planning Officer, South Buckinghamshire District Council

2000 - 2001: Planning Officer, Reading Borough Council

## Local Plan Examinations

Significant experience in representing private sector clients and working alongside Counsel at Local Plan Examinations. Secured, defended and promoted a number of strategic site allocations (Chichester and Central Bedfordshire) for housing and employment land and town-centre allocations addressing the need for increased density (Reading and Waltham Forest).



# Oliver Jefferson

Associate Director  
Expert Witness



Oliver is an Associate Director in the London Planning team.

He advises in London and the South East on a range of projects, focusing in particular on major complex residential-led mixed-use and town centre mixed-use regeneration schemes.

His principal role is to advise on planning risk and strategy and to navigate the planning process to deliver optimised planning consents.

Prior to joining Turley in 2012, Oliver led on the production of the Development Management policies document at the London Borough of Islington. He also held public sector roles in Development Management and Section 106 planning obligations.

## Projects

### Wellesley Avenue, LB Hammersmith and Fulham

Represented the appellant at a public hearing in relation to a proposed office and residential scheme with significant design, heritage and residential amenity issues.

### Latchmere House, LB Richmond-upon-Thames and RB Kingston-upon-Thames

Prepared Statement of Case and attended Examination in Public in relation to a major residential scheme which spanned the borough boundaries.

## QUALIFICATIONS

BA (Hons) MPlan MRTPI

## PREVIOUS EXPERIENCE

2010 - 2011: Principal Planner, London Borough of Islington

2008 - 2010: Senior Planner, London Borough of Islington

2007 - 2008: Planner, London Borough of Ealing

2006 - 2007: Planner, Wakefield Metropolitan District Council

2005 - 2006: Planner, Rapleys LLP

### Core Strategy, LB Islington

Represented the council as Expert Witness in relation to Sustainable Design and Housing policies during the Examination in Public into the Core Strategy.

### Century City, OPDC

Represented the client at Examination in Public into the OPDC Local Plan, with regards to a development site within proposed Strategic Industrial Land.

# Andrew Lowe

Senior Planner, Economics  
Expert Witness



A chartered town planner advising public and private sector clients across the UK on the need for new housing and economic development and its socio-economic impact.

Since joining Turley in 2013, Andrew has specialised in evidencing the demographic, economic, spatial and market factors which generate a need for all types of housing and employment land, within individual settlements or across city regions. This takes account of relevant guidance and provides a robust basis for sound planning decisions across the UK.

Andrew also provides evidence which supports development proposals in areas where housing or employment needs are not being met. He establishes the benefits that can result from new development by calculating its likely social and economic impact, including through the Environmental Impact Assessment (EIA) process.

## Projects

### Southwood, Hartley Wintney

Provided expert evidence to robustly demonstrate the local and wider need for an elderly care home, during a successful appeal in which the council attempted to reduce the significance of this need. This drew upon a Needs Assessment report which complied with relevant guidance and evidenced how a growing elderly population will generate demand for such specialist accommodation.

### Wealden

Represented a private developer during the Local Plan Examination, on the matter of housing needs. This involved the drafting of hearing statements which emphasised the findings of an earlier technical critique report, and robustly demonstrated why the proposed housing requirement was not robust or justified.

## QUALIFICATIONS

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MPlan (Hons) MRTPI

## PREVIOUS EXPERIENCE

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2016 - 2017: Planner, Economics

2013 - 2016: Assistant Planner, Economics

### Welwyn Hatfield

Participated in relevant hearing sessions during the Local Plan Examination on behalf of the council, following longstanding involvement in the evidencing of the borough's housing needs.

### Lancaster

Participated in the Local Plan Examination on behalf of the council, on matters relating to housing and employment needs. This followed production of a series of evidence base reports drawn upon by the council in justifying its proposed housing and employment land requirement.

### Central Bedfordshire

Provided expert technical support during the Local Plan Examination on the matter of housing needs, on behalf of a private developer.



## For further information contact

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# Turley