



Areas of Expertise:

James is an experienced Chartered Town Planner with over 7 years experience in the private sector. During this time he has gained a strong professional understanding of the key areas of the industry, and has worked across a variety of sectors including major mixed-use redevelopment, residential, commercial, large-scale infrastructure and leisure proposals.

James is involved in all aspects of the planning process including the provision of commercially focused advice, the coordination of project teams and the management of projects through the planning system. He has experience of promoting sites through the Local Plan process, and dealing with major, complex applications including sites within the green belt and those subject to heritage sensitivities. He is also skilled in the undertaking of retail impact assessments and has done so for several major retail schemes.

In addition to his core planning skills, James has developed strong organisational and project management skills which he applies to his role.

Key Experience:

- **City Reach, Leeds** – James is currently advising on the redevelopment of two adjoining sites within proximity of Leeds City Centre, to facilitate a major residential development within both the market and private rented sectors. This involves the progression of planning applications through the outline, full and reserved matters routes and the provision of commercially focused planning advice to inform the emerging scheme.

Key Projects:

City Reach, Leeds

Heaps Mill & Park Lane,
Liverpool

Tottenham Hotspur Football
Club Training Centre

Former Fradley Airfield,
Fradley

“Circus” Liverpool (former
Lewis’s Department Store)

White Rose Shopping Centre,
Leeds

Langwith, York

Cookridge Hall

Key Clients:

Inhabit

Tottenham Hotspur Football
Club

Evans Property Group

Landsec

Sandby & Oakgate
Developments

Stirling Investments

Augur

Profile: James Beynon

- **Former Heaps Rice Mill & Park Lane, Liverpool** – James is providing planning advice on the redevelopment of the former, Grade II listed Heaps Mill and surrounding land. The scheme comprises a residential-led development within both the market and private rented sectors. James is providing ongoing advice on the extant planning consents acquired by the client, and subsequent amendment applications to ensure a commercially deliverable scheme.
- **Tottenham Hotspur Football Club Training Centre** – James has provided planning advice on several redevelopments at the Club's Training Centre, including the development of new player accommodation, temporary developments for sports services and a new community sports pitch with associated facilities. The site is of a sensitive nature being within the green belt and a conservation area. His involvement has included the preparation, submission and negotiation of major planning applications and the project management of the conditions discharge process to ensure that a timely construction programme could lawfully commence.
- **“Circus” Liverpool, former Lewis's Department Store** – James is currently providing planning advice and input regarding the redevelopment of the Grade II listed former Lewis's Department Store and land to its rear. The scheme, known as “Circus Liverpool”, is seeking to actively restore a building of heritage significance, and redevelop the land to its rear for a comprehensive, mixed-use scheme within a prime City Centre location. His involvement has included the regularisation of the extant planning position at the site in a manner that is commercially appropriate for his client, and advice regarding the future development ranging from minor to major planning and listed building works.
- **Cookridge Hall** – James prepared and submitted representations to the emerging Leeds Site Allocations Plan (SAP), which promoted an existing green belt site for a sustainable urban extension of c. 300 new residential dwellings. He has since been actively involved in the Local Plan process to continue to promote the sustainability and suitability of the site in light of the City's housing and infrastructure needs. He is expected to promote the site at the forthcoming Examination in Public of the Local Plan.
- **Former Fradley Airfield, Fradley** – James prepared and submitted an outline planning application for up to 350 dwellings as part of a sustainable urban extension in Fradley. He is currently negotiating the application with the Local Planning Authority, and seeking to ensure an appropriate set of Section 106 obligations in light of complex issues regarding education need, provision and capacity.

Profile: James Beynon

- **Langwith, York** – James is involved in promoting a new garden village settlement surrounding the City of York. The settlement would assist in meeting the Council's acute housing needs and provide important community infrastructure, including new schools and public open space. James prepared and submitted representations to the Council's draft Local Plan suggesting that the draft allocation should be increased, and that there are considerable sustainability merits arising from a larger settlement and the critical mass that is achieved. He is continuing to promote the site moving forward through the Local Plan process.
- **White Rose Shopping Centre** – James is involved in ongoing asset management responsibilities, as well as a number of planning applications relating to a new retail and leisure extension at the Centre.
- **Stratford City** – James has provided planning advice on the development of both the post-Olympic Games residential plots at East Village, and the commercial plots at The International Quarter (TIQ). This has included the preparation, submission and negotiation of a variety of planning applications including full applications, reserved matters, minor/non-material amendments, the discharge of planning conditions and advertisement applications. In 2014/2015 he spent time on secondment with Lend Lease, where he provided strategic and detailed advice to the project teams.
- **Biopharmaceutical Manufacturing Facility, GlaxoSmithKline Ulverston** – James provided planning advice on the development of a new biopharmaceutical factory at the existing GSK site in Ulverston. He provided planning advice and input into the design development process, to inform the preparation of a reserved matters application. He has also coordinated, submitted and successfully negotiated a full planning application for a new energy centre at the GSK site.
- **London City Airport** – James was involved in the preparation, submission and negotiation of a hybrid planning application to include additional infrastructure and passenger facilities at London City Airport. James has subsequently submitted and negotiated several smaller applications, including advertisements and small-scale developments.
- **Station Hill, Reading** – James assisted in the preparation of an outline planning application for the comprehensive, mixed-use development of the Station Hill site in Reading, to include a significant amount of new commercial, retail and leisure floorspace.