



## Claire Dickinson

### Senior Director

BSc (Hons) DipTP MRTPI

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#### Areas of expertise

Claire has developed many of the most innovative affordable housing strategies in London, helping clients develop deliverable proposals with buy-in from Councils. Due to her track record Claire has unparalleled relationships with the GLA, being recognised for her ability to find solutions, often where others have failed. Claire's extensive and successful experience supporting GLA call-ins and giving evidence in the public inquiry system also means that she is able to ensure submissions are sound should the need for an appeal arise.

Claire's clients benefit from her commercial approach to complex planning negotiations, identifying opportunities and risks and translating this into a clear housing strategy. Claire's thorough and considered approach from design through to delivery focuses on negotiating deliverable planning consents and has been proven to be invaluable to clients. She has over sixteen years' experience in the private sector.

#### Key experience

**Newcombe House (RBKC), Brockton Capital** – Claire acted as expert witness on matters relating to affordable housing and viability for the Newcombe House planning inquiry, following its call in by the Secretary of State. This involved navigating adopted and emerging policy, as well as scheme specific issues such as existing on-site homeless accommodation. Claire demonstrated the positive contribution of the affordable provision, addressing previous concerns and ensuring that the inspector recognised the wider benefits of the scheme in the decision making.

**Bermondsey (Southwark), Grosvenor** – Claire was appointed by Grosvenor at GLA call-in stage to unlock stalled affordable housing negotiations. Claire worked closely with Grosvenor's analyst team, the GLA and Southwark Council to identify an approach to affordable housing, review mechanisms and other S106 terms. The result was a scheme which is viable for

#### Key projects

Battersea Power Station  
Newcombe House  
Earls Court  
King's Cross Central  
Brent Cross Cricklewood  
Bermondsey  
South Molton Triangle  
White City  
Stratford City  
Commonwealth Institute  
Wembley Park  
Vauxhall Cross  
Princes Square  
North Harlow  
Camden Lock Village  
Hinkley Point C  
Southall Gas Works  
Oyster Wharf  
Forest Gate Regeneration  
Seagrave Road  
205 Holland Park Avenue  
Bracknell Town Centre  
Regeneration  
Pinewood Studios  
Sherford New Town



Grosvenor, meets local needs and was successfully approved at the call-in hearing, supported by 6 local people and businesses.

**White City Campus (LBHF), Imperial College** – Claire worked with Imperial’s team to develop proposals for one of the largest mixed use schemes in LBHF. The proposals mix academic, commercial lab and office space with homes and student accommodation. A range of private and affordable tenures work with the employment space to create an ecosystem, supporting innovation and economic growth.

**Battersea Power Station** - Claire led the affordable housing negotiations devising the negotiation strategy and overseeing the open book appraisal resulting 15% affordable housing.

**Wembley Park (Brent), Quintain** – Claire advises on one of the largest BtR schemes in London, optimising the mix of DMR and traditional affordable housing products to meet local need and Quintain’s objectives. Claire’s work includes practical operation of the scheme review mechanism, providing useful insight as to potential issues in drafting similar approaches.

**Earls Court** - Claire leads the housing and financial viability planning advice for the extensive redevelopment proposals for the Earls Court and West Kensington Opportunity Area. Her role has included detailed input into the planning application strategy and submission including preparation of the Housing Statement, devising the affordable housing offer, scheme viability open book appraisal, and input into the housing elements of the S106 agreement.

**King’s Cross Central** - Claire advised on the affordable housing requirements and negotiated the S106 Agreement. Her role included overseeing the tender process for selecting the affordable housing partner, advising on the contractual arrangements assisting with a successful application for significant grant allocation. Most recently Claire drafted an innovative Local Lettings Plan and has had input into the reserved matters applications. Claire developed new intermediate products bespoke to this scheme, which were tested at Inquiry, at which she was expert witness, where the positive determination specifically cited the exemplary nature of the proposed products.

**Southall Gas Works** - Claire led the affordable housing negotiations on behalf of National Grid which was the second scheme in London to be determined by the Mayor. She oversaw the open book appraisal process and negotiated the S106 agreement.

### Key clients

Aitch Group  
Argent  
Ashill Land Ltd  
Avanton Ltd  
Barratt Homes  
Battersea Power Station  
Berkeley Group  
Big Yellow Storage  
British Land  
Brockton Capital  
Canary Wharf Group  
Capco  
Chelsfield  
Clarion  
Delancey  
First Base  
Great Malborough Estates  
Grosvenor Group  
Imperial College London  
Land Securities  
Lendlease  
Linden Homes  
Lipton Rogers  
London and Quadrant  
Mount Anvil  
Notting Hill Genesis  
Tottenham Hotspur  
Football Club  
Quintain