

A Quod profile



Tim Rainbird Senior Director

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Areas of expertise

Tim is a Founding Director of Quod. He is responsible for a diverse range of instructions, providing commercially focused advice, responding directly to clients' specific needs. His private sector client base includes numerous high-profile institutions, developers, retailers, landowners and individuals. Tim has over two decades of planning experience dealing with applications and appeals covering a wide spectrum of planning issues. He regularly acts as lead consultant, managing large project teams, with notable success in gaining planning permissions for complex commercial developments and out-of-centre retail developments.

Tim has extensive experience in the trade sector, having secured multiple permission for major developments. Retail park asset management is another area of strength where Tim can add value by identifying commercial opportunities delivered through bespoke planning strategies. Programme delivery is also one of the principal reasons behind Tim's repeat and referral instructions.

Key experience

Coldhams Lane, Cambridge – acting for Travis Perkins, Tim successfully secured full planning permission for the redevelopment of 511 Coldhams Lane, providing a unique understanding of the issues affected Cherry Hinton.

Horizon 29, Bolsover – Tim is retained by Equation Properties and BentallGreenOak to deliver the planning strategy underpinning a cross-boundary site with multiple overlapping permissions, across three phases providing c103,000 square metres of commercial floorspace.

Matrix 49, Avonmouth – acting for Equation Properties and BentallGreenOak, Tim is the lead consultant responsible for preparing and delivering the planning strategy for a four-phase commercial development extending to over 91,000 square metres of commercial floorspace.

Key projects

Matrix 49, Avonmouth
Omega West, Warrington
Milton Hill, Abingdon
Horizon 29, Bolsover
Proxima Park, Waterlooville
Brunel Drive, Newark
Dowding Way, Waltham Abbey
Orwell Logistics Park, Ipswich
Manton Lane, Bedford
Unity Connect, Doncaster
Castle Acres Shopping Park, Leicester
Bushey Road, Raynes Park
Rolls Royce, Bognor Regis
The Hub, Birmingham
MetroBox Portfolio

Key clients

abrdn
Aviva Investors
AXA Real Estate
Barwood Capital
BentallGreenOak
Bericote
Bridges Fund Management
British Land
Canada Life Asset Management
Canmoor



Proxima Park, Waterlooville – retained by LaSalle Investment Management, Tim is responsible for securing reserved matters approvals in respect of the employment area consented under a wider cross-boundary Sustainable Urban Extension (West of Waterlooville).

G Park Northampton – Tim successfully negotiated full planning consent for a 4-unit logistics scheme on behalf of GLP. The development extends to 40,000 square metres.

Manton Lane, Bedford – full planning permission was secured for Barwood Capital. The logistics scheme was bespoke for an end occupier, AF Blakemore & Sons, and provided an 18m high warehouse extending to c. 16,000 square metres.

Castle Acres Shopping Park, Leicester – acting as lead consultant for Next plc, Tim successfully negotiated a planning application for a 30,000 square metre shopping park adjacent to Fosse Shopping Park in Leicester.

Times Square, LB Merton – on behalf of Aviva Investors and Shearer Property Group, Tim secured planning permission for a new 15,000 square metre retail park in Raynes Park. Since obtaining this permission, Quod has been instructed to progress with an industrial redevelopment.

Rolls Royce – acting as retained planning advisor to Bericote, Tim secured full planning permission for a new 38,000 square metre, state of the art logistics facility for Rolls Royce in Bognor Regis.

Travis Perkins Group – planning advisor to Travis Perkins Group dealing with all planning matters associated with its UK wide business. This includes having secured for trade parks in Exeter, Staines, Welwyn Garden City and Luton, and over 100 branches across England and Wales include two in Cambridge.

CBRE Investment Management

CCLA Investment Ltd.

Columbia Threadneedle Investments

Delancey

DTZ Investment Management

Ediston

Equation Properties

IM Properties plc

Landsec

LaSalle Investment Management

Lothbury Investment Management

M7 Real Estate

Mayfair Capital

Next plc

Nurton Developments

Patrizia

Quadrant Estates

Royal London Asset Management

Savills Investment Management

TJ Morris Limited

Travis Perkins plc

Tritax