



## Tim Rainbird Board Director

BA(Hons), MA TP

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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 nearly two decades of planning experience dealing with applications and appeals across a wide spectrum of planning issues. He regularly acts as lead consultant, managing large project teams, with notable success in gaining planning permissions for out-of-centre retail, and strategic industrial and logistics developments. Tim also extensive experience in the trade sector, having secured many consents for major developments. Retail park asset management is another area of strength where Tim can add value by identifying where potential opportunities exist and developing bespoke planning strategies. Programme delivery is also one of the principal reasons behind Tim's repeat and referral instructions. .

### Key experience

**G Park Northampton** – Tim successfully negotiated full planning consent for a 4 unit logistics scheme on behalf of Gazeley. The development extends to 40,000 square metres. Programme was achieved and immediate implementation secured having negotiated away all pre-commencement conditions.

**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. The programme was achieved, and immediate implementation secured having negotiated away all pre-commencement conditions.

**Proxima Park, Waterlooville** – retained by LaSalle Investment Management, Tim is responsible for securing reserved matters

### Key projects

G Park Northampton  
Omega West, Warrington  
Milton Hill, Abingdon  
Bradbury Works, Braintree  
Proxima Park, Waterlooville  
Michelins Farm, Rayleigh  
Manton Lane, Bedford  
Dowding Way, Waltham Abbey  
Unity Connect, Doncaster  
Castle Acres Shopping Park, Leicester  
Times Square, Raynes Park  
Rolls Royce, Bognor Regis  
The Hub, Birmingham Four Ashes, South Staffordshire  
238 Kennington Lane  
5 Seaforth Place  
Whitely Business Park, Coventry

### Key clients

Aberdeen Standard Investments  
Aviva Investors  
AXA Real Estate  
Barwood Capital  
Bericote  
British Land  
Canada Life



approvals in respect of the employment area consented under a wider cross-boundary Sustainable Urban Extension (West of Waterlooville).

**Bradbury Works, Braintree** – Tim lead the professional team to secure full planning consent for a c. 22,000 sqm industrial development in October 2018, on behalf of a family office. The programme was achieved, and immediate implementation secured having negotiated away all pre-commencement conditions.

**Michelins Farm, Rayleigh** – Tim secured a resolution to grant consent for a c. 44,000 square metre, hybrid application for a multi-unit industrial scheme in June 2019 on behalf of M7.

**Scimitar Way, Coventry** – Tim was appointed at the end of the statutory determination period to assist with negotiating the S106 contributions sought. Tim successfully reduced the obligations by over £180,000 (a 66% reduction) leading to the grant of consent in June 2020.

**Castle Acres Shopping Park, Leicester** – Acting as lead consultant for Next Retail Limited, Tim has successfully negotiated a planning application for a 30,000 square metre shopping park adjacent to Fosse Shopping Park in Leicester. The application was approved in February 2017.

**Times Square, LB Merton** – On behalf of Aviva Investors and Shearer Property Group, Tim has secured a resolution to grant consent for a new 15,000 square metre retail park at 80-86 Bushey Road, Raynes Park. The site is now being considered for a high density residential scheme, with Tim retained as Lead consultant.

**Rolls Royce** – in August 2014, 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. The facility was formally opened in January 2016.

**Travis Perkins Group** – Planning advisor to Travis Perkins Group dealing with all planning matters associated with its UK wide business across the Group's 17 fascias. This includes Travis Perkins owned and operated Trade Parks with consents secured in Exeter, Staines, Welwyn Garden City and Luton.

Canmoor  
CBRE Global Investors  
Columbia Threadneedle  
Delancy  
DPK  
DTZ Investment Management  
Ediston  
Equation Properties  
Frogmore  
Gazeley  
IM Properties  
Landsec  
LaSalle Investment Management  
Lothbury Investment Management  
M7 Real Estate Ltd  
Mayfair Capital  
Melford Capital  
Next plc  
Patrizia  
Quadrant  
Royal London Asset Management  
Savills Investment Management  
TJ Morris Limited  
Travis Perkins plc  
Tritax