



## Tim Waring Director

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### Areas of expertise

Tim has provided planning advice to the development industry for over 30 years. Much of his experience is in advising a broad range of national and regional development companies, retailers, house builders and commercial institutions on large, complex development schemes.

He has a strong commercial reputation, founded on a detailed understanding of the planning systems that operate in the UK, and the related planning legislation. He regularly acts as an expert witness on planning matters at planning inquiries and hearings.

Tim is based in Leeds, and has worked in the City for over 20 years. He has a detailed understanding of both the local political backgrounds affecting development in many of the local planning authorities in the North of England and the Midlands. He has established strong relationships with many of the local planning authorities in these Regions, as well as nationally.

He is chair of the Leeds Property Forum (part of the West & North Yorkshire Chamber). He advises the Chamber on planning and development related issues affecting the City Region.

### Key experience

#### Retail

**Retail Park and out of centre retailing** - Tim has acted on behalf of many national retail operators, and retail park landlords, securing new stores, extensions to existing estates and occupation and modifications to planning controls affecting those estates to allow for new operators to take occupation.

**Meadowhall** - Advising on the extension to the shopping centre, including a range of leisure, food and beverage and retail uses extending to c50,000 sqm, and the major employment hub (100,000 sqm) hub adjacent.

### Key projects

Langwith, York  
IKEA, Sheffield  
NG2 Business Park, Nottingham  
Leeds Bradford Airport, Leeds  
Plymouth Airport, Plymouth  
Dalton Park, Durham  
Cramlington Town Centre  
Deepdale Shopping Park, Preston  
Kirkstall Road, Leeds  
Whitehall Office Park, Leeds  
Whitehall Road, Leeds  
White Rose Shopping Park, Leeds  
Yorkshire Post Site, Leeds  
Meadowhall, Sheffield  
Heaps Mill, Liverpool

### Key clients

British Land  
Landsec  
Leeds Bradford Airport  
Legal and General  
Munroe K  
IKEA



**IKEA (Existing Estates and New Stores)** - Advised and secured planning consent for the expansion of IKEA's existing estate, including extensions to the company's stores at Warrington, Gateshead, Nottingham and Leeds. Tim has also advised new store developments, including Sheffield and Greenwich. Tim advises on the Company's existing estate.

**White Rose Shopping Centre, Leeds** - Advising on the delivery of a major retail and leisure extension to Landsec's regional shopping centre.

### Residential/Mixed Use

#### **Residential (Urban Regeneration and Urban Extension)**

- Acting for land owners and house builders (national and regional, Tim has secured planning consent for new housing on a range of sites, particularly in the North of England.

**Yorhsire Post Site, Leeds** - Advising on the comprehensive mixed use redevelopment of this City Centre site, including 250 new homes (build to rent) up to 50,000 sq m of floorspace.

**Kirkstall Road, Leeds** - Advising Inhabit on the development of a 1,400 homes, including build to rent, private sale and student accommodation.

**Heaps Mill, Liverpool** - Advising on the regeneration of the Listed Mill buildings and new build apartments in the Mill's curtilage, to deliver c800 build to rent homes.

### Commercial

**Office Schemes** - Tim has advised on the development, refurbishment and development of office schemes and office parks throughout the UK on behalf of landlords and occupiers.

**White Rose Office Park, Leeds** - Tim advises Munroe K on their office park in South Leeds, including the proposed masterplanning and delivery of a new rail station.

### Infrastructure

**Plymouth Airport, Plymouth** - Project directed and managed a planning application for the reconfiguration of Plymouth Airport, including its partial redevelopment and for residential (700 units), offices and servicing/infrastructure.

**Leeds Bradford Airport, Leeds** - Advising the owners (AMP) on the development of a new terminal, and associated infrastructure.