



Stephen Rose Associate

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Areas of expertise

Stephen is a chartered town planner with over 15 years' experience advising clients on a wide range of planning issues. Specialisms include city centre regeneration, strategic housing land promotion, Green Belt and retail planning. He is involved in the full range of planning advisory services including initial appraisals, design development, local authority and stakeholder engagement, application management, appeals and site promotion through the local plans process.

Key experience

St Joseph's College, Up Holland – Strategic land promotion for c.1,000 homes in the Green Belt linked to restoration of a listed former college. Provided planning advice at the masterplanning stage and, working with a team of consultants, drafted evidence on site deliverability for the local plan consultation.

Axis Square, Birmingham city centre – Acting for London & Continental Railways, secured consent for a c.1 million sq ft office-led mixed-use scheme including a 23-storey tower and a new public square. Provided planning advice during the design development, led the engagement process with the local authority and consultees and managed a series of outline and detailed planning applications. Prepared evidence for the CPO process.

Berinsfield, Oxfordshire – Strategic land promotion for c.1,700 homes in the Green Belt to expand an existing village, bringing it to a size that would sustain its social infrastructure over the long term and finance regeneration of the existing urban fabric.

Chichester, West Sussex - Advising on the promotion of c.1,000 homes through the Local Plan process. Coordinating the project team on the production of an evidence base demonstrating that this level of development is deliverable and achievable within the plan period.

Key projects

St Joseph's College, Up Holland
Axis Square, Birmingham
Berinsfield, Oxfordshire
Chichester, West Sussex
John Street, Camden
Junction One Retail and Leisure Park, Rugby
Manor Royal, Crawley
Wandsworth, London
Union Street, Southwark
Sainsbury's new store programme
Colney Fields Shopping Park, St Albans
Communitis site, Trafford

Key clients

Land Securities
London and Continental Railways
GLP
DTZ Investors
Obsidian Strategic
Sainsbury's
Aberdeen Standard
Derwent Group
Orchard Street Investment Management



John Street, Camden – Secured permission for reuse of a vacant former training centre in Bloomsbury as luxury apartments. By demonstrating that the site was in community rather than employment use, local employment protection policies were shown not to apply, and the building could be considered for housing. Its listed status and location in the Bloomsbury Conservation Area, gave rise to significant heritage issues, but these were overcome, as were Camden's affordable housing policies.

Junction One Retail and Leisure Park, Rugby – Acting for Orchard Street Investment Management, secured permission for 60,000sqft of new retail space, including a new terrace to complete this out of town retail and leisure park. Despite some hostile opposition from existing landowners, permission was granted without the need for an appeal.

Manor Royal, Crawley – Advice to GLP on development of a 150,000 sq ft logistics hub at Gatwick Airport. Set the planning strategy and currently working on a planning application.

Wandsworth, London - Currently advising Landsec on their asset management strategy for Southside Shopping Centre, including an application to repurpose the vacant Debenhams store for leisure purposes.

Union Street, Southwark - Obtained planning permission for redevelopment of an existing 7,500sqm office in Southwark for 13,500sqm of Grade A office space including additional storeys and development of vacant land.

Sainsbury's new store programme, various locations – Advised Sainsbury's Supermarkets Limited on their new store programme, identifying and appraising new opportunities and leading the consultant team through the application process. Significant successes included a new 70,000 sq ft foodstore supported by 250,000 sq ft business park and 25-hectare country park outside Cambridge. This was secured despite being in a 'winner takes all' scenario with a rival developer.

Colney Fields Shopping Park, St Albans - Acting for Sainsbury's secured permission for a 100,000 sq ft expansion of Colney Fields Shopping Park. Drafted the planning and retail case, managed the application and represented the client at committee.

Communis site, Trafford – Worked jointly with architects to advise TfGM on the development potential of a site acquired through CPO processes for a Metrolink extension.