



Ben Ford

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Areas of expertise

Ben is a chartered town planner with twenty eight years of experience in the private sector and is a founding Director and Board Member of Quod. Ben provides commercial planning advice within a range of property sectors including residential, retail, leisure, and commercial. Ben specialises in ground breaking large scale mixed use developments in London co-ordinating project teams. Ben has been called on a number of occasions as an expert witness.

Key experience

Beckton Gasworks, Newham – The outline application proposes redevelopment that is capable of delivering 2,900 new homes (6% affordable housing) up to 14 storeys, up to 5,000m² of non-residential floorspace, which in part facilitates a new neighbourhood parade. The Proposed Development comprises the delivery of a minimum of 2.4 hectares of formal open space and public realm, which includes a riverside park that fronts onto the Thames. The application was heard at committee on 23rd October 2025 and obtained a unanimous recommendation to grant planning permission.

Lewisham Shopping Centre – instructed by Landsec I secured a resolution to grant hybrid planning permission on the 16th October 2025 for redevelopment of Lewisham Shopping Centre for c. 1,700 homes, 661 student bedspaces, 445 co-living homes, 60,000sqm town centre uses and 19 tall buildings up to 35 storeys. Affordable housing comprises 16% of homes across the site.

Brighton Gasworks – On behalf of St William, I obtained detailed planning permission, granted on 22nd September 2025 by the Secretary of State following a recovered appeal, for comprehensive mixed-use redevelopment comprising buildings ranging from 3 to 12 storeys, 495 dwellings and 2,791 sqm of

Expert Witness, Public Inquiry

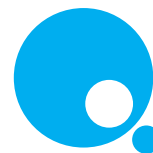
Wembley Park, Brent
Royal Road, Southwark
Chelsea Estate, Royal Borough of Kensington and Chelsea
Brenntag, 215 Tunnel Avenue, Royal Borough of Greenwich
Featherstone School, Ealing
Salisbury Depot, Ealing
St Pancras Way, Camden

GLA Call-in Hearings

Pentavia Retail Park, Mill Hill, LB Barnet

Key clients

Asda
Barratt Homes Clarion
DTZ Investors Department for Transport
Landsec
Legal and General
London Square
Meadow Partners
Mitheridge Capital Management
Places for London
Sainsbury's
Shroders
Berkeley St Edward



commercial floorspace. The Secretary of State agreed that the scheme could not support any affordable housing, the maximum reasonable being nil. The Secretary of State agreed that the scheme is in accordance with the development plan overall. He agreed weighing in favour of the proposal is the redevelopment of a brownfield site within a settlement for homes and other identified needs which carries substantial weight, and the delivery of energy efficient homes in a sustainable location which also carries substantial weight. The significant enhancement to the townscape of east Brighton, a biodiversity net gain (BNG) of nearly 2,000%, the delivery of 2,791m² of commercial floorspace, provision of up to 195 jobs, provision of 11,276m² of new public realm and new walking routes collectively carry significant weight. He agreed that the identified harm does not meet the 'substantial' threshold, and therefore paragraph 125(c) of the Framework indicates that this proposal, which uses suitable brownfield land within settlements for homes and other identified needs, should be granted. The presumption in favour of sustainable development applied.

Wandsworth Gasworks, Wandsworth – Instructed by SGN Mitheridge, the hybrid application proposes redevelopment of the former gasworks site within Wandsworth town. The proposals received resolution to grant planning permission on 27th March 2025 comprising 620 homes (20% affordable housing viability tested, and 40% with grant) and 4,800sqm of flexible commercial floorspace in buildings up to 29 storeys. The site is located adjacent to the Grade: II* Ram Brewery complex and Wandsworth Town, and Old York Road conservation areas.

Atlip Road, Brent – On behalf of Atlip House Limited, I obtained a resolution to grant planning permission on 12th March 2025 for 464 residential dwellings (Class C3) and 421 co-living homes (Class sui generis), comprising heights of between 2 to 29 storeys, and 20% affordable housing.

Bromley By Bow, Newham – Instructed by St William, I recently obtained hybrid planning permission and listed building consent (28th February 2025) for 2,100 homes (8% affordable housing viability tested), 5,700m² commercial floorspace and buildings up to 32 storeys. The application proposes the temporary disassembly and restoration of seven listed (Grade II) gasholders of which all will be built within. Extensive discussions were undertaken with Historic England who engaged proactively in the strategy for the gasholders.

Berkeley St George
Berkeley St William
Scotia Gas Networks (SGN)
National Grid
Weybourne Group



Millennium Retail Park, Greenwich – Instructed by Weybourne Holdings I obtained a resolution to grant detailed planning permission for 1,251 homes (35% affordable housing), 1,847m² of commercial floorspace and buildings up to 20 storeys on this low-density retail park site in Greenwich Peninsula on 9th June 2025.

The Green Quarter, Ealing – Instructed by St George, I obtained a resolution to grant planning permission on 6th November 2024 for outline planning permission for 5,500 homes (35% affordable housing), 8,000m² of commercial floorspace and buildings up to 16 storeys. The application sought to optimise the residential capacity of the site, making the most of the accessible brownfield location.

Former B&Q, Sutton – Instructed by St George, I obtained detailed planning permission for 1,014 homes (35% affordable housing), 964m² of commercial floorspace and buildings ranging from ranging from 6 to 22 storeys in 19th December 2023, revised by s73 in 4th June 2025. The site lies in the Metropolitan Town Centre of Sutton, partly in a tall building cluster and had to successfully respond to a range of local townscape characteristics to achieve an agreed design solution.