

**tn.**

# | This is us

We are a specialist planning law firm set up at the end of 2016 by some of the leading figures in the planning law sector.

We advise on all aspects of planning law, across England and Wales. We act for a range of clients, including developers, landowners, and public authorities.

One of our partners is a leading planning barrister, which is one of the things that sets Town apart and provides added value to clients, in terms of the quality and speed of our advice.

We are the most highly rated planning law firm in the country, according to Planning magazine's 2019 annual planning law survey. We are listed in The Times survey, Best Law Firms 2020.

**tn.**

**[www.townlegal.com](http://www.townlegal.com)**

"One consultant described Town Legal as 'a fresh new practice which seems to be attracting some of the best planning law talent'. Another said: 'Their advice is as good as you'll get anywhere, but it's given without fuss and with charm a that fits perfectly with what they got away from their corporate backgrounds to start; a law firm with personality'."

(Planning magazine annual planning law survey 2019)

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## OUR WORK INCLUDES:

- Strategic planning law advice
- Legal audit of planning applications
- Section 106 and other planning agreements
- Planning appeals, call-ins, inquiries, hearings, written representations
- Local plan examinations
- Litigation- judicial review and legal challenges
- Highways law
- CPO and compensation law (including conducting claims in the Upper Tribunal)
- Corporate and real estate transaction support
- Community Infrastructure Levy
- Legal advice in relation to environmental impact assessment and related EU legislation
- Certificates of lawfulness
- Rights of light and appropriation of land for planning purposes
- Heritage law
- Rating Law

‘Town Legal is one of the few firms with the real, in-depth in-house knowledge necessary to manage complex compulsory purchase claims effectively.’

‘There is no better specialist planning law team in London.’

‘A perfect combination of commercial acumen and forensic knowledge of the planning world.’

(Testimonials in Legal 500, 2019)

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# | Our clients include:

- 22 Bishopsgate Limited Partnership
- A2 Dominion
- Arbury Estate
- Asra Housing Association
- Battersea Power Station Development Company
- Bellway Homes
- BentallGreenOak
- Berkeley Homes
- British Land
- Brockton Capital
- Burhill Group Estates
- Canary Wharf Group
- Capital & Regional
- Car Giant
- Carmarthenshire County Council
- Church Commissioners of England
- Churchill Retirement Living
- CIT Group
- City and Provincial
- Coin Street Community Builders
- Constable Homes
- DAMAC group
- Danescroft Land
- David Wilson Homes
- Derwent London
- Elysian Residences
- Far East Consortium
- Fawley Waterside
- First Base
- Francis Crick Institute
- Freightliner
- Galliard Homes
- Gleeson Strategic Land
- Goldcrest Land
- Great Marlborough Estates
- Great Portland Estates
- Greenwich Hospital
- Greystar
- HB Reavis
- IM Properties
- Imperial College
- Ironmongers' Livery Company
- JP Morgan
- Lands Improvement Holdings
- Lavanda Ventures
- Lincoln MGT
- London City Airport
- London Hotel Group
- London Metropolitan University

- London Strategic Land
- Londonewcastle
- Maximus Networks
- Mayfield Market Towns Limited
- Merseyside Pension Fund
- Meyer Bergman
- Milton Park Estate
- Mount Anvil
- Native Land
- Nine Elms Property
- Paddy Power Betfair
- Penzance Heliport
- Plymouth City Council
- Probitas
- Queen Mary University of London
- Quinn Estates
- Quintain
- Richborough Estates
- Royal Brompton and Harefield NHS Foundation Trust
- Royal Mail Group
- Saco Group
- Sandby
- Satnam Millennium
- SAV Development
- SEGRO
- Sellar
- South Hams District Council
- Southern Housing Group
- St George
- St James
- St Mary's University
- St William
- Stanhope
- Stansted Airport
- Taylor Wimpey
- Telereal Trillium
- Telford Homes
- The Collective
- The Crown Estate
- Tishman Speyer
- Transport for London
- U+I
- Waterbeach Development Company
- West Devon Borough Council
- Worshipful Company of Brewers
- Yodel

# Our partners



(Back) Duncan Field, Raj Gupta, Clare Fielding, Meeta Kaur, Mary Cook, Patrick Robinson, Michael Gallimore  
(Front) Louise Samuel, Simon Ricketts, Elizabeth Christie

"Sought-after planning boutique, home to industry specialists with a wealth of experience in high-profile regeneration and development projects."

(Chambers UK Guide, 2019)



# | Elizabeth Christie

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Elizabeth spent nine years at Herbert Smith Freehills before becoming one of Town's founding partners. She has a wide-ranging planning practice, including advising on tall buildings, PRS, heritage issues, and major regeneration schemes.

## Experience

**22 Bishopsgate Limited Partnership**  
22 Bishopsgate

**Lendlease and London & Continental Railways**  
International Quarter, Stratford City

**British Land**  
Broadgate Estate

**Imperial College**  
Perfume Factory, North Acton

**Francis Crick Institute**  
Francis Crick Institute

**Danescroft Land**  
Clock House and Access House, Bromley-by-Bow

**Brockton Capital**  
Post Building, Camden

**Market Tech Holdings**  
Hawley Wharf, Camden Lock Market, Stables Market

# | Mary Cook

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## Experience

**Development schemes & strategic land advice:** Mary regularly offers early strategic advice on the promotion of regeneration schemes, considering the prospects of changing policy contexts, testing the robustness of the planning strategy and ultimately shaping the planning application, considering the need for & adequacy of EIA screening &/or scoping opinions. She has considerable experience in schemes involving Green Belt issues, flood risk issues, protected species & their environments, daylight and sunlight assessments, complex transport assessment issues as well as statutory and locally listed buildings and conservation areas. She regularly works in conjunction with colleagues at Town.

**Local Plan examinations & Neighbourhood Plans:** Mary is currently advising landowners and developers, appearing at various examinations promoting a new garden village in York, a new Town at Cranbrook in Devon, the redevelopment of previously developed land in the AONB and Green Belt in Kent, potential allocations for commercial and residential floorspace on former mineral workings in Essex, Bedfordshire and Windsor and Maidenhead. She successfully resisted the promotion of a retail led town centre on behalf of owners of a well-established out of centre retail centre.

Mary has particular experience in **Retirement and Care Homes:** Acting and advising Churchill Retirement Living, Inspired Villages Group, Elysian Residences and Carebase.

**Schools, Colleges & PBSA:** Advising various establishments on their development plans and related planning applications involving listed buildings, conservation areas and MOL in Camden and Haringey and in the Green Belt.

**Hotels:** Currently advising on three hotel projects in London at various stages in the development pipeline and a significant commercial leisure scheme.

**Commercial:** Currently advising B2/B8 operators in the Green Belt on expansion prospects; owners of former airfields transforming them into mixed use schemes.

**Residences:** Mary has acted on appeals for Bellway in Buckingham; for A2 Dominion at Siege Cross, West Berkshire; at Forest Farm at Chippenham and Manor Farm in Guildford Borough for Gleeson Strategic Land. She has secured consent on appeal for a residential scheme in the AONB and various mixed-used schemes in London for Goldcrest and Home Group. She is currently working on a variety of housing appeals and one for purpose-built student accommodation.



Mary is a leading planning barrister, and prior to Town was a member of Cornerstone Barristers where she served as Joint Head of Chambers. She is one of Town's founding partners.

**High Court challenges:** Mary is regularly called upon to advise and act for those who wish to defend or challenge the grant of planning permission, whether granted locally or on appeal working with associates at Town.

**Compulsory Purchase:** Advising Southwark on the Elephant and Castle Shopping Centre redevelopment. Previously acting on various regeneration schemes. Advising Carmarthenshire County Council on road/footway and cycle schemes.



# | Duncan Field

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## Experience

### **London City Airport**

Advising on the development of the airport over the past 20 years including its latest infrastructure project known as the City Airport Development Programme and the associated planning permission and compulsory purchase orders.

### **The Crown Estate**

Advising on its regeneration programme for Regent Street and St James's in Central London over the past 20 years involving the development of landmark buildings for a mix of uses including retail, offices, hotels, residential and extensive public realm improvements.

### **Hinduja Group and OHL Desarrollos**

Acting for the Hinduja/OHL joint venture in relation to the redevelopment of the Old War Office in Whitehall, Central London as a luxury hotel with apartments.

### **Olympus Property Holding Limited**

Advising on the proposed refurbishment and regeneration of the Olympia Exhibition site to deliver improved exhibition and conferencing facilities, offices, hotel accommodation, retail, leisure and new cultural uses.

### **McLaren Group**

Advising on the extension of the McLaren campus in Woking, Surrey.

### **London Luton Airport**

Advising on the expansion of the Airport to increase capacity to 18 million passengers per annum.

### **PD Ports**

Advising on the 1.5 million TEUs Northern Gateway Container Terminal at Teesport.

### **London Legacy Development Corporation**

Advising on the post-Games transformation of the Olympic Stadium.

### **Defence Infrastructure Organisation**

Advising on the redevelopment of Howe Barracks, Canterbury for c. 500 dwellings.



Duncan advises on major infrastructure projects and regeneration schemes around the UK. He was previously head of planning law at Norton Rose Fulbright and was also a specialist planning partner at Wragge & Co and SJ Berwin. Duncan led the team that won the Real Estate Team of the Year at the British Legal Awards in 2016 and Planning Law Firm of the Year at the UK Planning Awards in 2017.

# Clare Fielding

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Clare spent eight years at the Bank of England, seven at Slaughter and May (where she qualified as a solicitor), seven at Herbert Smith; and four at Gowling WLG before becoming one of Town's founding partners. She has a wide-ranging planning practice, focused in the main on major development projects in London and the South East, acting for private sector developers and landowners.

## Experience

### **Battersea Power Station Development Company**

Redevelopment of Battersea Power Station, LB Wandsworth

### **Sellar**

Shard Place and Canada Water regeneration, LB Southwark

### **Derwent London**

White Collar Factory, LB Islington

### **St James**

White City Living and Centre House, White City, LB Hammersmith and Fulham

### **Greenwich Hospital**

Redevelopment of Greenwich Market, RB Greenwich

### **Minerva plc**

St Botolphs and the Minerva Building (Canon Street), City of London

### **Stanhope/Schroders JV**

Croydon Gateway CPO inquiry, LB Croydon

### **Arsenal Football Club**

Emirates Stadium and associated regeneration, LB Islington

# Michael Gallimore

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Mike was head of planning at Hogan Lovells before joining Town Legal. He is widely recognised as a leading planning lawyer developing his reputation through a number of high profile projects. Mike has over 30 years' experience spanning regeneration and mixed use schemes, new housing settlements, office, retail and leisure projects as well as new infrastructure. Legal 500 has described him as "an industry expert" who "takes the time to understand his clients' requirements".

## Experience

### **Argent (King's Cross) Limited**

The redevelopment of King's Cross Central

### **Canary Wharf Group and Qatari Diar**

The redevelopment of the Shell Centre on the South Bank

### **St George**

1 Blackfriars, Grand Union Alperton and Royal Exchange Kingston

### **Helioslough Limited**

Radlett Strategic Rail Freight Interchange

### **London Legacy Development Corporation**

Queen Elizabeth Olympic Park

### **Landsec**

21 Moorfields, Sumner Street, Kodak Harrow and New Ludgate

### **Mayfield Market Towns Limited**

Mayfields new settlement

### **Church Commissioners**

Exeter Logistics Park

### **Crest Nicholson**

Bath Western Riverside

# | Raj Gupta

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Raj specialises in all aspects of compulsory purchase law and is particularly well-known for his expertise in contested land compensation proceedings and in infrastructure planning. Before joining Town, Raj led Pinsent Masons' compulsory purchase team for three years having previously spent ten years at Eversheds. Raj is an elected member of the national committee of the Compulsory Purchase Association.

## Experience

### **Claims against HS2**

Acting on a number of high value claims including for Freightliner, IM Group, Canfield, Curzon Park, Booker Group and Grinsaem including in relation to certificates of appropriate alternative development.

### **Car Giant**

Assisting Car Giant in successfully objecting to the OPDC's proposals to develop its land.

### **East West Rail**

Acting for a number of landowners in objecting to Network Rail's proposals and negotiating agreements to protect their interests.

### **Crossrail**

Acting for Crossrail and TfL on compensation claims arising from the East London Line and Crossrail schemes.

### **London Development Agency/Greater London Authority**

Promoting the Olympics CPO and acting on compensation claims arising from it.

### **Transport for London**

Advising on securing and implementing powers for various projects including the East London Line Extension and the Silvertown Tunnel and on landmark compensation claims including Spirerose and Urban Edge.



# | Meeta Kaur

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Meeta is a UK qualified lawyer and chartered town planner. She specialises in large scale mixed-use redevelopment and regeneration schemes, including urban extensions, in London and across the country. She advises on all aspects of planning and associated areas, including highways, compulsory purchase, CIL, heritage, affordable housing and scheme viability, on both the contentious and non-contentious side.

## Experience

### **St William Homes**

Redevelopment of Fulham Gasworks and Poplar Gasworks.

### **St George**

Chelsea Creek and Fulham Reach developments.

### **British Land**

Clarges Estate in Mayfair, Putney High Street in Putney, Blossom Street in Shoreditch, Eden Walk in Kingston and the Leisure Hall extension to Meadowhall Shopping Centre.

### **Far East Consortium**

Redevelopment of listed Hornsey Town Hall, Haringey.

### **Meyer Bergman**

Retail-led redevelopment of Vinopolis.

### **Quintain**

Revised masterplan for Wembley Park and South West Lands.

### **Northants**

Wellingborough North urban extension.

### **Eco Bos Developments**

Proposed eco-community at Carclaze in Cornwall.

# Simon Ricketts

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Simon specialises in planning, compulsory purchase and related public law issues in relation to major mixed-use development schemes across England. Before co-founding Town, he was head of planning and environmental law first at SJ Berwin and then King & Wood Mallesons. He has been ranked as the country's most highly rated planning solicitor for the last eleven years running in Planning magazine's annual survey. He is author of the Simonicity planning law blog.

## Experience

**British Land**

Blossom Street, Shoreditch

**Lands Improvement Holdings**

Houghton Regis urban extension

**Stansted Airport**

Increase in passenger numbers

**Fawley Waterside**

Former Fawley power station site development, Hampshire

**Richborough Estates**

Suffolk Coastal Supreme Court proceedings

**The Collective**

Old Oak co-living

**Mount Anvil**

Whitechapel Central

**Capital and Regional**

Walthamstow town centre

**London Eye**

London Eye retention

# Patrick Robinson

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Patrick spent thirty-eight years at Herbert Smith Freehills before becoming one of Town's founding partners. He is the firm's Managing Partner and continues to practise across all areas of contentious and non-contentious planning work. He brings to the subject the broader experience of a development real estate lawyer's background.

## Experience

### **22 Bishopsgate Limited Partnership**

22 Bishopsgate

### **Elizabeth House Limited Partnership**

Elizabeth House

### **Royal Brompton and Harefield NHS Foundation Trust**

Royal Brompton Hospital

### **U+I**

8 Albert Embankment

### **British Land**

Broadgate

### **Stanhope**

Royal Street

### **Trustees of the Tate Gallery**

Tate Modern

### **Stansted Airport**

Increase in passenger numbers

# | Louise Samuel

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Louise joined Town in October 2019 after 16 years at Linklaters, most recently as Head of Planning. She has a wide range of planning experience across the UK, including securing consent for town extensions and energy/infrastructure projects, but Louise particularly enjoys advising on complex developments within central London. She has acted on a number of London's iconic tall buildings and major City HQs and, whilst on secondment into Government, Louise was one of the team responsible for publication of the Energy National Policy Statements.

## Experience

### **Aroland Holdings Limited**

One Undershaft, City of London

### **Circleplane Limited**

20 Blackfriars Road, LB Southwark

### **CIT Group**

Finsbury Tower (HYLO), LB Islington  
Vinegar Yard, LB Southwark

### **Galliard plc (Starbones Limited)**

Chiswick Curve, LB Hounslow

### **Great Portland Estates plc**

New City Court, LB Southwark  
Rathbone Place, Westminster

### **Meyer Bergman**

100 West Cromwell Road, RBKC

### **Native Land**

Sampson House & Ludgate House  
(Bankside Yards), LB Southwark  
Regent House, Westminster  
New Burlington Gate, Westminster  
Neo Bankside, LB Southwark

### **Nuveen**

40 Leadenhall, City of London

### **Sydell Holdings**

The Ned, City of London  
Bow Street Magistrates Hotel,  
Westminster

### **Tishman Speyer**

Verde, Westminster



# Martin Dawbney

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Martin is a consultant specialising in business rates law, having spent over 30 years at Herbert Smith (latterly Herbert Smith Freehills) as a property lawyer with an ancillary rating practice.

His work ranges from day-to-day advice on rates mitigation schemes and liability disputes to running complex cases before the Valuation Tribunal for England (VTE) and the Upper Tribunal (Lands Chamber). He has particular expertise in the issues arising from the Supreme Court decision in *Woolway v Mazars* and subsequent legislation.

## Experience

### **Euro Tunnel**

Advice relating to the establishment of a rateable value for the (UK section of the) Channel Tunnel.

### **Harrods and Selfridges**

Acting on tribunal cases in respect of the 2000 and 2005 lists.

### **A media client**

Advising on a proposed judicial review and ultimate settlement in the light of retrospective liability imposed under the 2010 list in the

light of the *Mazars* decision. This included acting for a major international law firm on a similar issue, which was also settled.

### **Native Land**

Advising on the use of a Guardian arrangement to mitigate rates liability in respect of a commercial building awaiting demolition and redevelopment, including acting on the case before the VTE. The case was ultimately decided in favour of the ratepayer by the Upper Tribunal.



### **A major developer**

Advising on the relationship between business rates and the Community Infrastructure Levy, in particular assisting in maximising the CIL exemption in respect of in-use buildings.

### **Olympic Legacy**

Acting in a case before the Upper Tribunal concerning the rateable value of the Velodrome in the 2010 list.

# | Our associates



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"Town Legal has assembled a group of lawyers and counsel with extensive experience of major, complex projects, planning inquiries and strategy."




(Chambers and Partners 2018)

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