



**VALUATION, DEVELOPMENT & PLANNING
EXPERT WITNESS & INDEPENDENT
EXPERT DIRECTORY**



GERALDEVE
A NEWMARK COMPANY



The Rolls
Building

Royal Courts
of Justice

The Business and
Property Courts of
England & Wales

CREDIBLE EXPERTISE

It is not enough to simply know the subject matter. Direct professional expertise is essential, alongside a deep knowledge of the issues, attention to detail and a strong track record of sound judgement. Equally important is experience of cross-examination and access to a team of experts that can assist with research, reporting and specialised situations.

Our valuation, planning and development experts are rightly recognised as offering the very best insight, experience and approach. With a proven track record in written and oral evidence, our people are regarded as some of the best technical experts in the industry.

YOUR INTELLIGENT ADVISOR

Gerald Eve is recognised among the UK's leading experts in valuation, development and planning.

- One of the largest fully-integrated planning and development teams in the sector
- A thorough appreciation of valuation methodology and its application
- Highly skilled and experienced valuation team offering expertise across a range of property specialisms
- Deep understanding of the entire planning system
- Harnessing imaginative strategies and a tenacious approach to optimise outcomes
- Agile, flexible and adaptable to changing policy and legislation
- Detailed understanding of development risk analysis and return measures
- Commercially-minded development strategies and viability appraisals
- Active engagement in policy debate, informing government departments, local government, business organisations, professional guidance and regulatory requirements.

INDEPENDENT ADVICE

Gerald Eve's focus on professional advice over standard brokerage helps to ensure our experts are conflict-free and independent of external pressures. Our expert witnesses are free to give their true opinions, without fear of impacting other instructions.

Our expert witnesses are most commonly drawn from the following teams and sectors:



Town
Planning



Development



Valuation



Hotels &
Leisure



Residential



Affordable
Housing



Compulsory
Purchase and
Compensation








EXPERT WITNESS SPECIALISMS

Our experts have key specialisms in the following areas:

 Acquisitions and disposals	 Affordable housing	 Compulsory purchase compensation	 Development agreements	 Development plan / policy advice	 Financial viability assessments	 Planning applications / appeals
 Portfolio management / advice	 Project management	 Regeneration	 Rights of light	 Strategic development land and property	 Valuation	 Telecoms

EXPERT WITNESS AND INDEPENDENT EXPERT WORK

Gerald Eve experts have considerable experience working on instructions across a range of different type of cases, appeals, inquiries and disputes.

 Administration and Liquidation	 Civil Disputes	 Divorce	 Professional Negligence	 Arbitration	 Mediation	 Compulsory Purchase
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The team prides itself on its independence and impartiality, and intimately understands the procedural rules governing judicial and quasi-judicial bodies, from public inquiries and Upper Tribunal (Lands Chamber) proceedings to County and High Court hearings.

Gerald Eve experts are also used to working within the framework of the Civil Procedure Rules (in particular Part 35 – Experts and Assessors) and also the Family Procedure Rules (in particular Part 25 – Experts and Assessors).

LEGAL PRACTICE RELATIONSHIPS

Gerald Eve's planning and development team regularly work with many of the leading legal practices and Chambers, who value our extensive case work track record and proven ability to provide robust expert witness evidence.

LEGAL PRACTICES



CHAMBERS





WHY DO CLIENTS CHOOSE GERALD EVE'S EXPERT WITNESSES?

A PARTNER-LED APPROACH

With a team of over 125 people, including 33 partners, we have **one of the highest partner-client ratios in the sector**. Our partners lead with an intellectual, hands-on approach.

SECTOR SPECIALISTS

Our team can call on sector specialists from across the firm, underpinning **insight across a range of uses, geographies and asset classes**.

THOUGHT LEADERSHIP

Our experts play an **active role in policymaking, advising Government bodies and championing property issues**, through both direct engagement and senior positions held in organisations such as RICS, CBI, London First and various leading academic institutions.

INDEPENDENCE

The firm's independence means **our experts can act and think in original ways**, carefully considering issues and providing logical and practical responses.

PRAGMATISM

The best outcome for clients is always front-of-mind, and drives our team's approach. Our precise and detailed drafting setting out our expert opinions, enables parties to reach agreement where appropriate.

DEPTH OF RESOURCE

Expert witnesses are **supported by a wider team of experienced professionals**, whose input is vital in the production of research and reports.



EXPERT EVIDENCE SUPPORTED BY AN EXPERIENCED TEAM AND RESEARCH SPECIALISTS

In formulating expert evidence, all of our expert witnesses and independent experts are supported by an experienced professional team, and also dedicated research specialists.

This enables our experts to call on other valuation, development and planning specialists who can assist in the process of producing rigorous and detailed reports.

Our experts are also able to use the dedicated Gerald Eve research team to gather supporting research data and documentation, as well as creating bespoke primary research.

The resulting depth of resource enables Gerald Eve expert witnesses and independent experts to produce high quality expert evidence, in a timely manner, supported by comprehensive research.

ALEXANDER GILLINGTON BSc MSc MRICS



SPECIALISATIONS

Valuation
Development
Agency
Compulsory Purchase &
Compensation

EXPERIENCE

Compulsory Purchase Order Public Inquiry
High Court (Chancery Division)
Upper Tribunal (Lands Chamber)
Royal Courts of Justice (Family Division)

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I am a Partner in the Planning and Development team based in the West End of London. I am responsible for advising a range of private investors, developers, landowners, charities and public sector bodies across a range of complex valuation, agency, development, compulsory purchase and town planning issues.

I am a strategic advisor to major landowners, typically navigating complex development matters, enabling collaboration and finding solutions to land ownership issues.

High Court:

One Blackfriars in liquidation vs BDO

Provided expert evidence on the sales and marketing of One Blackfriars, a prominent development site in Southwark. Including proposals for a 52 storey tower.

High Court:

Winchester Silver Hill Developments

Submitted valuation and development evidence on the materiality of changes to the development agreement between Winchester City Council and TIAA Henderson Real Estate. The case involved the procurement rules around a development agreement.

Upper Tribunal:

Overseas Plastic Group Ltd v Greater London Authority

Provided expert evidence in respect of the time limitation of the Compulsory Purchase Order.

Upper Tribunal (Lands Chamber):

Bishopsgate Parking (No. 2) Ltd v Welsh Ministers

Provided expert evidence on compensation relating to a City Centre Car Park forming part of an extension to St David's Shopping Centre in Cardiff.

Upper Tribunal (Lands Chamber):

Land Regal v Greater London Authority

Instructed by the GLA submitted valuation evidence and other heads of claim in respect of a site acquired for the 2012 Olympics. The matter settled at the last minute.

CPO Inquiry:

Winchester City Council (Silver Hill)

Compulsory Purchase Order 2011

Provided evidence on the viability and feasibility on the Council's development proposals.

CPO Inquiry:

Five Oaks Lane, Chigwell

Instructed by statutory objector against a housing led regeneration by London Borough of Redbridge.

Royal Courts of Justice (Family Division)

Provided valuations of various development sites in relation to separation proceedings.

JAMES BRIERLEY MA (OXON) MRICS



SPECIALISATIONS

Financial Viability in Planning
Masterplanning
Development
Affordable Housing
Community Infrastructure Levy

EXPERIENCE

Planning Application Appeals
Local Plan Examination in Public

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I am a Partner in the Planning & Development team at Gerald Eve, specialising in development consultancy. I have over 20 years' experience and am responsible for providing property development consultancy for private and public sector clients in all areas of the pre-implementation process, primarily for residential development projects.

I have advised landowners, developers, institutions and public authorities on the formulation and implementation of complex development strategies.

Planning Application Appeal:

50-52 Trundley's Road, Lewisham, London SE8 5JQ

Provided expert oral and written evidence on behalf of London Borough of Lewisham regarding viability matters. The Inspector dismissed the Appeal.

Planning Application S106BA:

38 Wellington Street

On behalf of Secure Sleep Properties LLP. Provided oral and written expert financial viability evidence at an informal hearing.

Planning Application Appeals:

Royal Borough of Kensington and Chelsea (RBKC)

Provided expert evidence relating to financial viability and impact on affordable housing/S106 contributions on behalf of RBKC in relation to planning appeals on the following properties:

- Dukes Lodge, 80 Holland Park
- William Sutton Estate
- Heythrop College (written evidence only)
- Newcombe House, Notting Hill Gate (written evidence only)

Planning Application Appeal:

Land at 36 St Johns Road and 38-44 Lodge Road

Provided written expert viability evidence on behalf of Westbourne Capital Partners—matters were resolved on viability prior to hearing.

Planning Application Appeal:

Oaklands College, St Albans

Provided written expert evidence on behalf of Taylor Wimpey regarding financial viability matters.

Planning Application Appeal:

Land at Epping Forest College

Provided oral and written expert evidence on behalf of Fairview Homes Ltd on viability matters.

Planning Application Appeal:

Land at Whitechapel Bell Foundry

Provided expert oral and written evidence on behalf of Raycliff Whitechapel LLP regarding viability matters relating to heritage.

Planning Application Appeal:

Land at 217 High Street, Yiewsley

Provided expert oral and written evidence on behalf of Taylor Wimpey regarding viability matters.

Examination in Public 2021 in relation to North Downs Garden Settlement

Local Plan Examination in Public—Provided expert written and oral evidence on behalf of Folkestone & Hythe District.

Examinations in Public between 2012 and 2021 in relation to East of Braintree Garden Settlement in both Uttlesford and Braintree District Councils

Local Plan Examination in Public—Provided expert written and oral evidence on behalf of Galliard Homes.

ADAM RHEAD BSc MRICS



SPECIALISATIONS

Compulsory Purchase & Compensation
Valuation
Telecoms

EXPERIENCE

DCO Compulsory Acquisition Hearings
Public Inquiry
Upper Tribunal (Lands Chamber)

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I am a Partner in the Compulsory Purchase and Compensation team. I am responsible for advising on the use of compulsory purchase powers either on behalf of acquiring parties delivering large regeneration and infrastructure projects or claimants who are affected by such schemes.

I have acted as an expert witness in a range of settings, and I hold the Royal Institution of Chartered Surveyors Expert Witness Certificate.

County Court:

Mobile Broadband Network Limited (EE Ltd and Hutchison 3G UK Ltd)

Acted in proceedings under Landlord and Tenant Act 1954 (having regard to the Electronic Communications Code 2017) for both Winckworth Sherwood LLP and DWF Law LLP on a range of sites including greenfield, urban and rooftops.

NI Lands Tribunal:

RHM Commercial LLP

Acted in a witness of fact capacity in respect of proceedings under Landlord and Tenant Act 1954 (having regard to the Electronic Communications Code 2017) for approximately 20 sites across Northern Ireland.

Upper Tribunal (Lands Chamber):

Cornerstone Infrastructure Telecommunications Limited (Telefonica and Vodafone)

Acted on proceedings under the Electronic Communications Code 2017 on behalf of TLT LLP.

Public Inquiry:

Canal and River Trust

Acted in respect of its objection to the proposed Network Rail (Huddersfield to Westtown) Transport and Works Act Order including the submission of proofs of evidence.

Upper Tribunal (Lands Chamber):

Major Utilities Provider

Acting in respect of a claim involving a high-pressure gas main situated on a manufacturer's site.

Public Inquiry:

London Borough of Newham - Compulsory Purchase Order

Provided oral evidence on behalf of an objector in the public inquiry relating to the London Borough of Newham James Riley Point Compulsory Purchase Order 2023.

Public Inquiry:

Network Rail – Transport and Works Act Order

Provided oral evidence on behalf of Bellaview Properties Ltd in the public inquiry relating to the Network Rail (Old Oak Common Great Western Mainline Track Access) Compulsory Purchase Order.

ROBERT DAVIES BSc MPHIL MRICS MRTPI



SPECIALISATIONS

Development
Valuation
Financial Viability in Planning
Agency

EXPERIENCE

High Court (Chancery Division)
Upper Tribunal (Lands Chamber)
Planning Appeal Inquiries
Planning Appeal Hearings
Development Plan Examinations in Public

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I am a Partner in the Planning & Development team at Gerald Eve, specialising in development consultancy and advisory. I have been a member of the team since 2003 and am responsible for advising private, public sector and charity clients in respect of development, valuation, viability and planning related issues.

I provide both strategic and detailed development advice to landowners, developers and other institutions.

High Court:

Bratt v Jones (Bodicote, Oxfordshire)

Provided expert evidence in respect of the valuation of a housing development site in Oxfordshire. The site was the subject of a negligence claim by the landowner in relation to a valuation undertaken as part of the determination of price under an option agreement.

Upper Tribunal:

Great Jackson Street Estates Ltd v Manchester City Council

Provided expert evidence in respect of valuation matters relating to diminution in market value arising from the proposed discharge or modification of restrictive covenants within a lease on a development site proposed for the delivery of over 1,000 homes within two towers.

High Court:

DB Schenker Rail (UK) Limited v Total UK Limited (Langley)

Instructed and provided an expert's report in respect of a dispute concerning the loss to DB Schenker as a result of Total's non-compliance with a repair clause within a sub-lease on a former oil terminal and railway sidings. The matter settled prior to trial, following the preparation of expert evidence.

Planning Inquiries

Provided expert evidence to a number of Planning Inquiries (and hearings) in respect of development proposals. Recent examples include a Public Inquiry regarding the development of 540 homes and a care home to the north of Oxford (in respect of planning and delivery matters—with costs ultimately awarded against both the District and County Councils); a motorsport and recreational development within Hertfordshire (in respect of acceptability and lawfulness); and redevelopment of a former hospital for a NHS Trust in Derbyshire (in respect of financial viability matters).

Development Plan (Local Plan and Core Strategy) Examinations in Public

Provision of expert written and oral evidence at numerous Core Strategy and Local Plan Inquiries on behalf of landowners and developers. Examples across the midlands and south east include the Cherwell Local Plan Review; West Berkshire Local Plan; Oxford City Local Plan; West Oxfordshire Local Plan; South Oxfordshire Local Plan; Reading Borough Local Plan; South Northamptonshire Local Plan etc.

NICK BRINDLEY BA MSc MRTPI



SPECIALISATIONS

Town Planning

EXPERIENCE

High Court/Public Inquiry
Planning Inquiry
Local Plan Inquiries

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I am a Partner within Gerald Eve's integrated planning and development department based in the West End office. I have over 25 years post qualification experience advising the full range of private and public sector clients upon strategic and complex development projects across all sectors.

I am actively engaged in policy formulation with London First, The British Property Federation and Westminster Property Association. I am an experienced expert witness across all matters relating to town planning advice.

High Court:

One Blackfriars in Liquidation v BDO – June 2020

I provided expert advice in relation to town planning matters relating to the 52 storey Beetham Tower at 1 Blackfriars Road in Southwark including advising regarding alternative development solutions and planning risk and chances of success.

Rent Review Arbitration:

Lords Cricket Ground v Rifkind – June 2019

I provided expert town planning advice regarding the development and planning potential upon part of the Lords Cricket ground site in St John's Wood.

Development Plan Inquiries

I have provided written and verbal evidence to the two previous Examinations in Public upon the London Plan on behalf of the Westminster Property Association and London First. I have appeared at numerous Local Plan Examinations including Westminster City Council, the London Boroughs of Southwark and Lambeth.

Planning Inquiries

I have provided town planning evidence upon a number of planning appeals including most recently a residential redevelopment scheme at 61 Widley Road in Maida Vale, Westminster.

GLA Stage 3 Hearings

In February 2019 I appeared at the Mayoral hearing in to the Grosvenor Estate's redevelopment proposals for over 1,500 homes in Bermondsey, Southwark and appeared in front of the Deputy Mayor for London. Planning permission was granted by the Mayor of London.

Lands Tribunal

I provided expert evidence in writing and verbally at lower tier Lands Tribunals on behalf of The Grosvenor Estate at 100 Park Street in 2012 and The Portman Estate at 7 Montagu Mews East in 2017.

JAMES WICKHAM BA MSc MRTPI



SPECIALISATIONS

Town Planning

EXPERIENCE

Local Plan Examination in Public

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I am a Partner in our Planning and Development team advising a range of developers, landowners and institutional investors as they negotiate the complex Central London planning environment to deliver large mixed use commercial and residential developments.

Widely recognised for my advice on developing and emerging policy, I advise both the Westminster Property Association and the London Property Alliance as well as my private clients in respect of emerging local and national town planning policy.

Westminster City Plan Examination in Public

I represented the Westminster Property Association, on behalf of landowners, developers and investors active in Westminster, at the 2020 Examination in Public on the City Council's draft new City Plan, as well as co-ordinating the Association's overall strategy and response and leading proceeding negotiations on the plan.

This led to significant changes being made on areas of key concern to the association, including the approach to tall buildings, upwards extensions and building heights and the application of affordable housing policy to commercial development.

I previously appeared on behalf of the Association at the previous Examination in Public on the previous City Plan.

London Plan Examination in Public

I represented the London Property Alliance at the hearing sessions of the Examination in Public of the 2021 London Plan. This included preparing representations, written hearing statements, and participation in the oral hearing sessions.

Again, this led to the Examiners requiring changes to key areas of concern, particularly relating to the approach to low cost and affordable offices.

Oxford Local Plan & West End Area Action Plan

I represented Christ Church, Oxford in hearing sessions, as well as the preparation of representations and written evidence, on the Oxford Local Plan and, previously, the West End Area Action Plan, in order to promote strategic development sites and a policy context that would support their delivery.

NEIL HENDERSON MTP MRTPI



SPECIALISATIONS

Town Planning
Mixed use regeneration
Residential

EXPERIENCE

Compulsory Purchase Order Public Inquiry
High Court (Chancery Division)
High Court (Property Trusts and Probate)
Planning Inquiry, Secretary of State Call-In Inquiry,
Lands Tribunal, Examination in Public

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I am a Senior Planning Partner in the Planning and Development team based in the West End of London. I have advised landowners, developers and occupiers of commercial and residential property on all aspects of the plan making and development control processes across the United Kingdom for over 25 years. I have been involved in a broad range of projects advising on development proposals on behalf of landowners, developers and in the context of pre-purchase situations. I have given evidence on planning matters on behalf of private sector clients at Public Inquiries, in the Lands Tribunal, at CPO Inquiries and within the High Court as an Expert Witness.

CPO Inquiry:

Colin Campbell Court, Plymouth

Acting as an expert witness giving evidence on planning matters on behalf of an objector in relation to the redevelopment of Colin Campbell Court, Plymouth.

High Court Chancery Division:

The Jamahiriya Former Libyan School Chelsea

Acting as an expert witness giving evidence on planning matters in response to criticisms made of the defendants concerning planning matters and process.

Planning Inquiry:

31 Three Colts Lane, LB Tower Hamlets

Acting as an expert witness in giving evidence on behalf of Workspace Group Plc and Unite Group Plc relating to a 16 storey student housing scheme.

High Court:

Property Trusts and Probate List

Providing an expert planning report on behalf of the Claimants concerning planning matters and process, in respect of 19 South End, Kensington.

Planning Inquiry:

6 Lygon Place, Westminster

Acting as expert witness to give evidence on behalf of Mauriac Holdings Ltd in respect of listed building matters concerning 6 Lygon Place.

SoS Call In Inquiry:

Edith Summerskill House

Acting as expert witness to give planning evidence on behalf of HFS Developments 2 in respect of a 20 storey affordable housing scheme in Hammersmith and Fulham.

Examination in Public

Providing evidence on behalf of landowners at various Local Plan Inquiries.

JULIA CHOWINGS BA Hons Dip MTRPI



SPECIALISATIONS

Town Planning

EXPERIENCE

High Court
Examination in Public
Planning Inquiry

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I am a Partner in Gerald Eve's National Planning and Development team and Head of our Birmingham office based between London and Birmingham, as well as linking closely with the team in Manchester. I also sit on the firm's Strategy Board.

I am primarily responsible for providing strategic planning advice to a range of clients across commercial, residential and mixed-use regeneration and development projects.

High Court:

Ardeshir Naghshineh v Bank of Scotland Plc

I have provided written expert evidence on town planning matters in relation to development properties formerly held within a national portfolio by the Targetfollow Group. Key issues included the prospect of gaining planning permission, timeframe and town planning process.

High Court:

Land south of A46 Alcester Road, Stratford Upon Avon

I provided written expert evidence in respect of a claim relating to a commercial development site near Stratford upon Avon. Town planning matters on which I opined, focused on planning risk and the prospect of gaining planning permission for a range of potential development schemes. The case was settled prior to a Court hearing.

Planning Inquiry:

London Development Agency—Olympics Land acquisition

I provided oral evidence as an expert witness at a Section 18 Planning Appeal against a Section 17 Certificate of Appropriate Alternative Development (CAAD) application as part of the London Development Agency's land acquisition process for the London Olympic and Para Olympic Games.

Development Plan EIP Inquiries

I have provided oral evidence at a number of Local Plan inquiries on behalf of landowners and developers.

YOUR DEDICATED EXPERT WITNESSES

DEVELOPMENT AND VALUATION



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GERALD EVE IN A NUTSHELL

Gerald Eve is a firm of chartered surveyors and property consultants based in the UK, operating from nine offices with over 620 professionals. As a Newmark company, we offer expansive reach through a global platform.

Gerald Eve provides independent, intelligent and relevant advice based on detailed market knowledge and sector understanding. Our expertise covers capital markets, corporate real estate advisory, asset management, tenant representation, landlord leasing, planning and development and building consultancy, property management, valuation and business rates services.

Whether you are a property owner, investor, occupier or developer, together we have the expertise and relationships to deliver the best property solutions for your business.

Gerald Eve joined Newmark Group, Inc. (Nasdaq: NMRK) ("Newmark") in 2023. A world leader in commercial real estate, Newmark's company-owned offices, together with its business partners, operate from approximately 180 offices with nearly 6,700 professionals around the world.

40%

of FTSE100 are clients

£96.1m

turnover in year to April 2023

90%

of our clients have been with us for five years or more

620+

people



award winning



LEGAL / PROFESSIONAL TEAM OF THE YEAR 2022

20+

countries where we are active

At Gerald Eve we are constantly seeking to improve the way we operate, to maximise the benefit to our clients and our communities. The guiding principles of ESG (Environment, Social and Governance) have become an increasingly essential part of this process. Information on our ESG offer, commitments, goals and stories can be **accessed online**.

OFFICES

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