

Richard Woodford BA BSc BTP MRICS MRTPI

Partner

T: 0161 831 5888
F: 0161 835 1322
E: richard.woodford@howplanning.com

Professional Memberships:

Member, Royal Institution of Chartered Surveyors
Member, Royal Town Planning Institute



I am an active member of the RICS, and have for a number of years been an Assessor of candidates to the Planning and Development Faculty. I have worked in both the public and private sectors. My previous firms have been multi-disciplinary practices which has given me considerable experience in working with other property professionals and disciplines. This underpins the ethos of HOW which is commercially focused planning advice to clients.

Employment History:

2003 - Present Partner, HOW Planning, Manchester

My role at HOW is tremendously rewarding as it enables close client contact on a wide range of projects throughout the North West and UK. The firm invests heavily in its staff in terms of continuing professional development and ensuring that they are all high calibre individuals.

1999 - 2003 Partner, Drivers Jonas, Manchester

During my time at Drivers Jonas I worked on a range of projects for both the public and private sector. A number of the public sector projects were retail related providing strategy advice on the future of town centres and major development projects. I worked for a wide range of landowners and developers principally on projects in the North West.

1994 – 1999 Associate Partner, St Quintin Chartered Surveyors, Manchester

I worked as part of a planning team within a multi-disciplinary firm which involved close working relationships with other departments including investment, agency and management.

1990 - 1994 Leicestershire County Council, Leicestershire

I gained valuable experience at the start of my career working for the public sector on strategic planning applications and economic development initiatives. This involved liaison with all District Councils throughout Leicestershire and was a valuable insight into the workings of a large Authority and the inter-relationship between Officers and Politicians.

Education:

1992 – 1994 De Montfort University, Leicester
BSc in Land Management (awarded 2:1 and Prize)

1985 – 1990 **Coventry Polytechnic, Coventry**
Batchelor of Town Planning with Distinction
BA (Hons) Urban and Regional Planning

Commissions:

A63 Trunk Road at Hull, Highways Agency, Hull

Providing planning advice into a Section 17 Certificate of Appropriate Alternative Development and evidence to a Section 18 appeal under the Land Compensation Act 1961. This project involves a thorough understanding of planning legislation in particular Compulsory Purchase Orders and associated legislation.

Hooley Lane, Goodsyard, Workspace Group PLC, Redhill, Surrey

Providing planning advice on a major active employment site which was acquired by Workspace. A strategy was put in place to bring forward a valuable residential consent on a designated employment site. This involved negotiation on a range of technical matters associated with the site such as flood risk, highways and noise which resulted in planning permission being granted.

Castlemore Securities, Grovehill Road, Beverley

Project managing and providing planning and development advice on a planning application for a major retail warehouse park of 17,200 sq. m on the periphery of Beverley. This involved production of a full Retail Assessment, Supporting Planning Statement and liaison with colleagues at HOW Environmental on an Environmental Impact Assessment.

English Partnerships and National Grid, Hind Street, Birkenhead

Promoting a major mixed use regeneration project on the edge of Birkenhead. This project given its scale, has been ongoing for several years and has involved meetings with Politicians and Senior Officers, community consultation, representations to the Development Plan review and submission of a planning application with suite of supporting documents including Retail Assessment work.

Warrington Borough Council, Warrington Wolves Rugby Stadium, Warrington

Acting for Warrington Borough Council I gave evidence on retail and planning matters for the Council at a major Public Inquiry into the new stadium and associated Tesco Extra store. This project involved strategic advice, preparation and presentation of evidence.

Turkington Holdings, Northern Ireland

Providing planning advice on a number of sites throughout Northern Ireland for JH Turkington & Sons. Examples include successful promotion of a B&Q Warehouse store in Newtownards, a foodstore for Tesco in Enniskillen and representations to the Craigavon Town Centre Boundaries Plan.

Barratt, Strategy and Application Advice

I have provided advice to Barratt for many years at the strategic level and have project managed many individual planning applications for a number of divisions within the Barratt Group. This includes preparation and giving evidence at public inquiries as well as promoting planning applications for major development sites. Examples include the former Royal Ordnance site in Chorley and an urban extension in Oswestry, Shropshire.