



KAREN CROWDER-JAMES

DIRECTOR

Contact Details

01707 386108

07795 326401

karen@contourplanning.com

Qualifications

BA (Hons) Town Planning (& Recreation)

Dip Town Planning

Member of Royal Town Planning Institute

Karen is one of the founding Directors of Contour Planning. She has over 20 years experience in the private sector advising a wide range of clients.

Karen has considerable experience in project managing a wide range of planning applications including complex mixed-use and residential developments. She also has extensive experience in development projects, portfolio reviews, environmental impact assessments, promoting strategic sites through the development plan process, local plan representations, retail assessments, affordable housing negotiations and general development control issues. Karen is also an experienced expert planning witness.

Karen regularly advises developers, investors and individuals in all aspects of the planning process. Whilst her knowledge and experience of all types of developments is broad, Karen has extensive experience in residential and retail projects, ranging from small-scale development through to major projects on behalf of developers and volume housebuilders.

Karen is personable and professional - both of which are skills which enable her to develop strong working relationships and manage large project teams to ensure that projects that she is involved in are successfully concluded in a timely and efficient manner.

Example Project Experience

Residential development for housebuilder in Bedfordshire – work has included preparation of the Development Brief, pre-application discussions with LPA, community consultation, input into scheme design, preparation and submission of planning application which resulted in planning approval granted unanimously at Committee.

Appearance at successful Public Inquiry into residential apartment scheme in Tower Hamlets – work included preparation of proofs of evidence, expert witness and instructions to Counsel.

Securing two residential planning permissions in Leicester (combined 357 dwellings) – work included pre-application discussions with LPA and key stakeholders, preparation and submission of planning applications and negotiation with LPA.

Portfolio review for a large UK landowner – work includes identifying suitable development opportunities and providing strategic advice on the most appropriate and the highest value uses.

Planning advice to support the planned regeneration of an existing Town Centre to include a replacement retail store and a large quantum of retail floorspace – work included, organising & co-ordinating the public consultation of the Development Brief and Masterplan, assisting in the analysis of the public consultation exercise and advising on the implications and amendments to the Town Centre Masterplan on behalf of a national retailer and a consortium of private landowners, in partnership with Network Rail and the LPA.

Successfully securing planning permission for new a Retail Park on a greenfield site on the outskirts of a Market Town – work included public consultation, project management, preparation of technical reports, including full Retail Impact Assessment and Housing Land Assessment, co-ordination of planning application submission and, negotiation with Local Planning Authority.

Promoting an alternative allocation in an emerging Site Allocations Development Plan Document on behalf of a landowner to enhance land values - work includes the submission of evidence to justify surplus employment and housing land and the need for additional retail development.

Preparation of a Full Planning Application and accompanying Environmental Assessment for a Regional Distribution Centre – work includes co-ordinating the preparation and submission of the Environmental Impact Assessment, presentations to key stakeholder groups and the planning committee and negotiation with the LPA and other parties in respect of the associated S106 legal agreement.

Objecting to the relocation of a Waste Handling Facility onto an established retail location on behalf of a national retailer – work includes objecting to planning application, preparation of alternative site assessment for waste facility and the preparation of evidence to assist at CPO inquiry.

Co-ordinating a national mezzanine programme for a major retailer – work included providing generic advice with regard to planning legislation, formulation of planning strategy on a national scale and bespoke advice on a site specific basis, alongside the preparation, submission and project management of a number of planning applications and certificates of lawful use (prior to legislation changes), in parallel.

Negotiating a change of use together with internal and external works to a grade II Listed building in central London for a Government Department.

Employment History

DPP LLP (Associate Partner, Principal Planner, Senior Planner), 2001-2010
Healey & Baker (Senior Planner), 1998-2001

