

Housing

AECOM

Planning Capability Statement

Housing

Delivering a better world

Planning: Housing

Our Capability

Delivering quality new homes, including affordable homes, continues to be a major challenge, and a major factor compromising well-being and prosperity across the UK.

AECOM's town planning team has played a major role in unlocking opportunities and supporting delivery of new homes throughout the country. By understanding housebuilders and master-developers' objectives and drivers, and responding sensitively to issues raised by local authorities, local communities and key stakeholders, we are able to secure timely, robust, deliverable, market-facing planning allocations and consents. We lead and co-ordinate multi-disciplinary teams, engaging environmental, transport, heritage and other specialists, when necessary, to overcome problems and realise opportunities. Our approaches have supported delivery of thousands of private and affordable homes across the UK, bringing vital economic and social benefits for communities.

What We Do

Our planners can advise at all stages of the development process from site assessment, policy representations, site allocations, outline and full consents, discharging pre-commencement conditions, to post-commencement monitoring of s106 obligations.

Our skills and experience cover:

- Local plan evidence-base studies, including Housing Land Availability Assessments;
- Site allocation representations;
- Five-year housing land supply evidence;
- Site planning appraisals and due diligence;
- Preparing development briefs;
- Co-ordinating multi-disciplinary teams;
- Planning strategies, programmes and risk assessment;
- Securing outline or full consents, including major multi-phase planning permissions;
- Securing reserved matters consents for new homes and supporting infrastructure;
- Negotiating planning conditions, Section 106 agreements and CIL requirements;
- Discharging planning conditions and obligations; and
- Post-commencement conditions/obligations tracking.

Feature Projects

Legacy Communities Scheme

6,800 home

Outline permission for the legacy of the Olympic Park

Southern Manydown

3,520 homes

Basingstoke site allocation for Hampshire County & Basingstoke District Councils

Brookleigh (Formerly Northern Arc)

3,500 homes

West Sussex outline permission for Homes England

Eddington (North West Cambridge)

3,000 homes

Outline permission for University of Cambridge

620 homes

Phase 1 reserved matters permissions for Hill

Ripon Barracks, Yorkshire

1,500 homes

Outline permission for Homes England

East Bank, Queen Elizabeth

Olympic Park

600 homes

Hybrid permission for London Legacy Development Corporation

Crystal Palace Park housing

210 homes

Outline permission for London Borough of Bromley

Hill Residential/Royal

Veterinary College

250 homes and 100 homes

Site allocation representations for two sites

West of Basildon

146 homes

Detailed Permission

Fairmile Homes

Back land London development for 3 homes, New Malden; 8 homes, Southall; and 6 homes Hounslow

Houghton Grange

120 homes, Outline Planning Permission for Homes England

Where to find us

1. Basingstoke
2. Belfast
3. Birmingham
4. Bristol
5. Cambridge
6. Cardiff
7. Chesterfield
8. Dublin
9. Edinburgh
10. Leeds
11. Liverpool
12. London
13. Manchester
14. Nottingham
15. Plymouth
16. York



Key Contacts

With over 100 planners based in 16 offices across the UK and Ireland, we draw on global experience to create locally-specific planning solutions to help unlock development potential for all.



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Brookleigh

As lead consultant AECOM has led the design and delivery of the 3,500 home urban extension on behalf of Homes England.



Client

Homes England

Period of Involvement

2018-Ongoing

Services

Project, Programme & Cost Management

Town Planning

Masterplanning

Landscape

Transport

Environmental Services

Stakeholder Engagement

Civil Engineering

Project Summary

Homes England acquired the strategic Brookleigh (previously Northern Arc) development site north of Burgess Hill in 2018 to accelerate the delivery of much needed homes, jobs and infrastructure. AECOM is supporting Homes England on this flagship scheme with the full range of multi-disciplinary services led by the Masterplanning and Town Planning teams. Using our Masterplanning ie methodology we prepared a site-wide Masterplan, Infrastructure Delivery Plan & Phasing Strategy for a new community of c.3,500 new homes (30% affordable), employment space, new primary and secondary schools, parks and open spaces and supporting facilities.

AECOM's collaborative approach across multiple technical disciplines and ability to execute on deliverables the first time round was key to successfully meeting a challenging programme. From project inception in June 2018, we secured local authority approval of the masterplan and IDP within 3 months, and submitted a valid outline planning application (including full Environmental Impact Assessment) within six months of appointment. The work involved the co-ordination of well over 100 technical staff within AECOM and a comprehensive programme of engagement with the local planning and highways authority, and other technical and community stakeholders.

Outline planning permission was granted in October 2019, and we have advised Homes England on scheme delivery since, including design and securing consents for major highways and bridge enabling infrastructure and technical advice to support the procurement of contractors and housebuilder partners.

Together, Homes England and AECOM have been able to progress and unlock a key site that was been stuck in pre-planning for over a decade. The scheme has become a living laboratory for the delivery of homes and new communities at pace. Brookleigh has set an exemplary precedent for public sector intervention to accelerate housing delivery and has received praise from the Minister for Housing.

Achievements

- Our landscape and ecology-led masterplan will deliver over 20% net gain in biodiversity.
- Pro-active community engagement ensured virtually no objections to the outline planning application.
- Up front engagement with planning authority enabled complex S106 agreement to be signed, and planning permission granted, the day after unanimous committee resolution to grant outline permission for our masterplan.
- First residents arrived in November 2022, only four years after Homes England acquired the site.
- In November 2025, 224 homes have been built and occupied on site.

Bridgewater Triangle

AECOM led the preparation and submission of an outline application for Bridgewater Triangle on the Queen Elizabeth Olympic Park.



Source: Mikhail Riches

Client

London Legacy Development Corporation (LLDC)

Period of Involvement

2019-2022

Services

Town Planning
Environment
Transport
Sustainability

Project Summary

AECOM Planning coordinated a multi-disciplinary team of environmental and transport colleagues alongside architects, Mikhail Riches, through the pre-application process, submission and determination of an outline application for Bridgewater Triangle, in the south of the Queen Elizabeth Olympic Park.

The island site is a complex one with strategic railway lines to the north, a waterway to the east and the East London Greenway to the west and south it has historically had one poor-quality low-grade bridge accessing it. The application had to address these constraints whilst promoting the provision of 575 units, improved access to the towpath, a new access bridge for vehicles, pedestrians and cyclists (secured under a separate/parallel detailed consent), blue badge parking only and high-quality play spaces for the new residents.

The site is directly south of the Pudding Mill Allotments, who were relocated from further north in the Queen Elizabeth Olympic Park to facilitate the delivery of the Games. Intensive and challenging consultation was undertaken with the allotment holders during the design, pre-application and post submission phases of the project due to the proximity of new tall buildings directly south of the allotment plots (in order to deliver much needed affordable housing).

Achievements

- Outline application for up to 575 residential units and associated local retail and community uses.
- Compact and constrained site meant the Masterplan needed to work hard to meet affordable housing provision, access requirements, blue badge parking numbers, Biodiversity Action Plan targets, UGF targets and overshadowing restrictions.
- Complex EIA which assessed a moving baseline of schemes on surrounding sites.
- Comprehensive daylight, sunlight and overshadowing assessment over and above Policy requirements to demonstrate impact on the allotments to the north.
- Robust tall buildings assessment against Local Policy BN.5. The planning application was unanimously approved at Committee in July 2022.



Ripon Barracks

AECOM, as the lead consultant, led the preparation, submission and determination of an outline planning application to bring the Ripon Barracks site in Harrogate forward for redevelopment.



Client

Homes England &
Defence Infrastructure
Organisation (DIO)

Period of Involvement

2019-Ongoing

Services

Town Planning
Masterplanning
Landscape
Sustainability
Project Management
Transport
Ecology

Project Summary

Ripon Barracks redevelopment is a mixed-use development comprising up to 1300 dwellings, up to 60 extra care accommodation units, retail, food and drink, community facilities, 2ha of employment land, Primary School, sports pitches with ancillary facilities, public open space and landscaping. The DIO and Homes England are working in partnership to bring this Ministry of Defence site forward, with AECOM as the multi-disciplinary consultant.

The vision for the redevelopment was 'to create a new neighbourhood whose form is influenced by green infrastructure and delivers a variety of housing types; provides a new community heart and enhances the existing landscape and that forms a new sustainable neighbourhood for Ripon. It will offer modern living, working and education in a high-quality place, aware of its rich military history and Yorkshire location. A community integrated into Ripon but focused around a vibrant and lively hub, connected by routes.'

To achieve this, the masterplan illustrates that neighbourhoods have identities, edges and convenience shops and services are provided within easy walking distance, which meet the everyday needs of the community. In redesigning the use of Ripon Barracks, it was important that the design rationale guided development into a cohesive form and integrated it with the existing landscape, neighbourhood and movement structure of the west of Ripon and the settlement as a

whole.

AECOM's town planning team has worked closely with the masterplanning, design, landscape, transport, ecology, and project management teams to incorporate and balance key stakeholder aspirations for this site on the edge of Ripon. The team led discussions around key challenges such as balancing Biodiversity Net Gain across the site, with Sports Provision to meet the requirements of the Local Playing Pitch Strategy, whilst meeting housing targets. Key discussions were also held with Historic England on the historic value of the existing barrack buildings and their preservation.

The AECOM Planning Team are now working through submitting a number of Reserved Matters Applications and discharging a large number of conditions for the scheme following approval of the Outline consent.

Achievements

- Facilitated pre-application process with the local planning authority through a Planning Performance Agreement.
- Submission of an Outline Planning Application with an Environmental Impact Assessment.
- Negotiated and balanced aspirations for the site from local resident groups and key consultees, in particular Sport England the local Health CCG and the Harrogate Ecology Officer.

Eddington

AECOM have been supporting the University since 2002 to release the Eddington site from the Green Belt, shape Local Policy around an Area Action Plan, secure outline consent and most recently coordinate the reserved matters applications on site



Client

University of Cambridge

Period of Involvement

2013-Ongoing

Services

Town Planning

Masterplanning

Landscape

Sustainability

Project Management

Project Summary

AECOM's town planning team has led the submission, negotiation and determination of all of the reserved matters application for Phase 1 of the Eddington site. This has covered a wide breadth of applications from enabling and earthworks packages, to parklands, cricket pitches and sports pitches, student accommodation. Market and key worker residential schemes (flats and houses), infrastructure, a Supermarket and local centre retail uses, a Primary School, Nursery, state of the art Community Centre and Hotel/Apart Hotel. The site is ambitiously committed to Code Level 5 and BREEAM Excellent.

AECOM have also been appointed to support the University's preferred residential developers, Hill Residential and hotel developer, SACO. In total 750 key worker homes, 450 market homes and 325 post-graduate student rooms will be delivered in Phase 1 alongside the supporting green, blue and grey infrastructure and mixed uses required to support the Local Centre.

AECOM have coordinated and guided world renowned architects across each reserved matters application to ensure compliance with the outline consent and to smooth the pre-application process with the Local Planning Authorities. The architects include Pollard Thomas Edwards, Alison Brooks Architects, Mole Architects, Stanton Williams, Witherford Watson Mann, Maccreanor Lavington, Wilkenson Eyre, Mecanoo and dRMM.

AECOM's town planning team has worked closely with the masterplanning, landscape and sustainability teams to incorporate the University's aspirations for this key site within the University's portfolio and within Cambridge as a whole.

Achievements

- Planning oversight role on the site to ensure compliance with the outline consent.
- Facilitated smooth pre-application process with the Local Planning Authorities through a clear Planning Performance Agreement.
- Negotiated a series of non-material amendments and Section 73s to the outline consent to facilitate non-compliant proposals, where justified.
- Discharging multiple conditions for each reserved matters permission in accordance with the construction programme.
- Coordinated thorough consultation for each application, including presentations to the Cambridgeshire Quality Panel.

Awards:

- Knights Park winner of:
 - Housing Design Project Award 2016
 - 2020 British Homes Award
 - Housing Design Awards - Building with Nature Award 2021
- Rubicon winner of:
 - Housebuilder Best Design Above 4 Storeys 2023
 - WhatHouse? Best Development, Gold 2023
 - WhatHouse? Best Exterior Design, Gold 2023
- Planning Awards 2015: Planning for Housing Growth for schemes of 1250 homes or more (Winner)
- Planning Awards 2016: Stakeholder engagement in planning (Finalist)
- RTPi Awards for Planning Excellence 2016: Planning to Deliver Housing (Finalist)
- RTPi East of England Awards 2016: Regional Award for Planning Excellence (Highly Commended)
- RICS East Awards 2018: Residential (Winner)
- RICS East Awards 2018: Project of the Year (Winner)
- Planning Awards 2018: Planning for Affordable Housing (Winner)
- Planning Awards 2018: Planning for the Natural Environment (Winner)
- Planning Awards 2018: Editor's Choice (Winner of the best scheme overall)



Lower Dunton Road, Basildon

AECOM have been supporting Crest Nicholson with a detailed planning application for 146 homes in the Green Belt.



Client

Crest Nicholson

Period of Involvement

2023-Ongoing

Services

Town Planning

Landscape

Noise and Vibration

Air Quality

Arboriculture

Health

Daylight/ Sunlight

Project Summary

AECOM's Town Planning team have led the submission of a planning application for 146 homes to the west of Basildon, on the Green Belt. This has included pre-application design support and engagement with the Basildon Council, preparation of planning deliverables, coordination of a multi-disciplinary team and the submission of the application with ongoing support during determination, including assistance with the S106 obligations.

Notably the application site is located in the Green Belt. AECOM facilitated extensive engagement between the Client and Basildon Council to ensure Very Special Circumstances could be justified in favour of the development and this was demonstrated in the application material.

AECOM'S Town Planning team worked closely with AECOM'S Landscape, Acoustics, Air Quality, Arboriculture, Economic Development and Lighting teams to deliver a robust planning application. A details planning application was submitted in June 2024. It got reresolution to grant at Committee in August 2025. AECOM'S Town Planning team are currently assisting the Client with the S106 agreement.

The Town Planning team have also supported Crest Nicholson by promoting the application site through the Local Plan Review by preparing local representations. The site is now identified in the draft Local Plan.



About AECOM

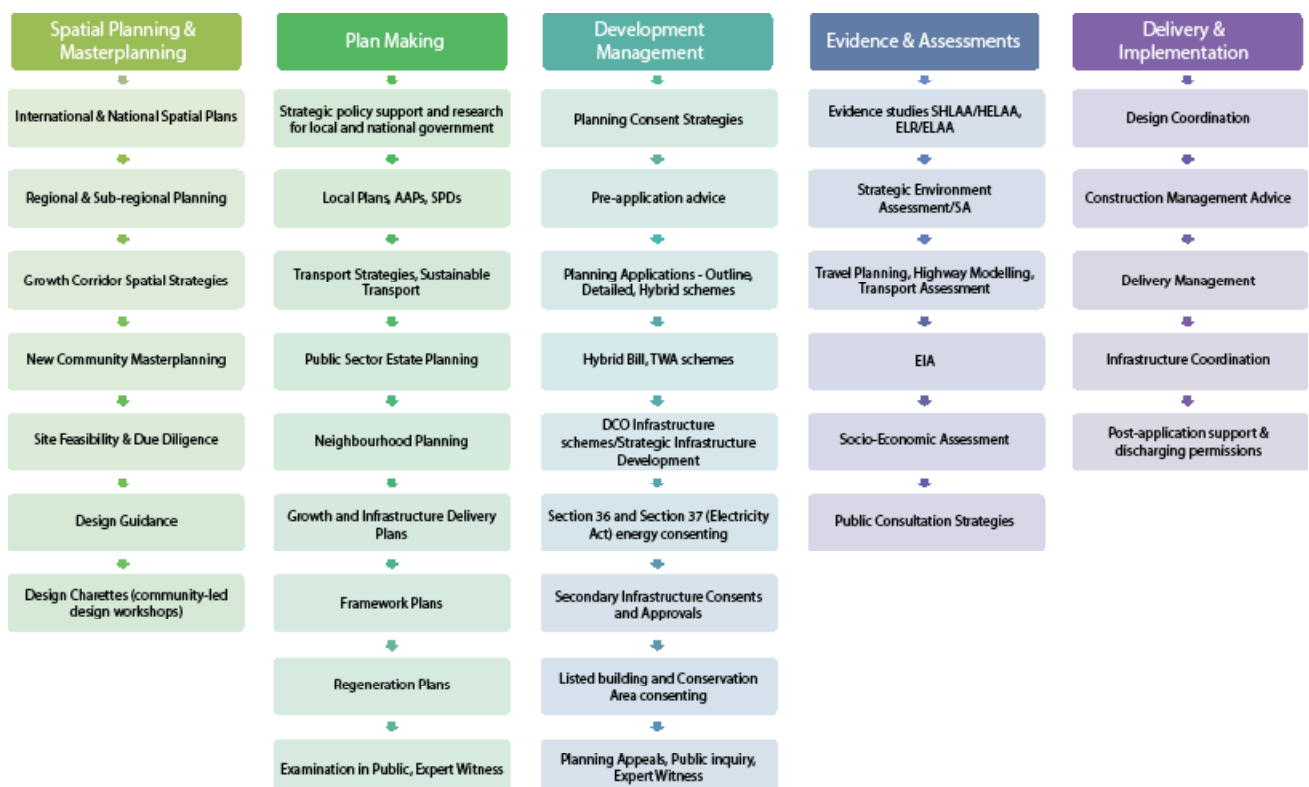
AECOM Planning

AECOM is built to deliver a better world. We design, build, finance and operate critical infrastructure assets for governments, businesses and organisations. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. The AECOM approach focuses on extending our industry-leading and global expertise to every project around the world. Our ambition is to transform project delivery, encourage sustainable approaches, improve social value, and lead digital initiatives. We are the world's trusted infrastructure consulting firm, providing the platform for multi-disciplinary experts to unite and inspire.

Our team is influential in the collaboration between research and industry. We actively contribute to the refinement and development of professional standards and guide academic research towards industry-ready advancements in technology and processes. Our

people contribute towards STEM (Science, Technology, Engineering and Maths) objectives and catalyse the delivery of social value on projects involving transportation, buildings, water, energy and the environment. We help our clients take responsibility for the future, today.

Cities, town and places: our town planning experts work with authorities, developers and communities to deliver connected, sustainable, healthy and attractive commercially-sound places that thrive. Drawing on our global technical, commercial, environmental and management expertise we understand what drives demand for development and infrastructure, at any scale, and create locally-specific planning solutions to help unlock potential. In the UK and Ireland our 100-strong planning team has been responsible for some of the world's most complex challenges and are proud to have delivered projects that leave a positive legacy for generations to come.



Our Clients

AECOM's planning team operates across a wide range of sectors – residential, commercial, mixed use, energy, transport – and at all scales from small-sites to national studies. We work across private, public and voluntary sectors. Much of our work is repeat business, reflecting the quality of our planning advice and our ethos of collaborative working to achieve successful outcomes for clients. Our housing sector clients include:



Defence
Infrastructure
Organisation



Homes England



UNIVERSITY OF
CAMBRIDGE



Hampshire
County
Council



Crest
NICHOLSON

LONDON LEGACY
DEVELOPMENT
CORPORATION



Redcliffe
HOMES

RVC
Royal
Veterinary
College
University of London



About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a Fortune 500 firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://www.aecom.com) and [@AECOM](https://twitter.com/AECOM).