



# AAH consultants



## Chartered Town Planners, Landscape Architects and Civil Engineers

Providing innovative and sustainable solutions from initial feasibility and environmental impact assessments through to detailed design and implementation.

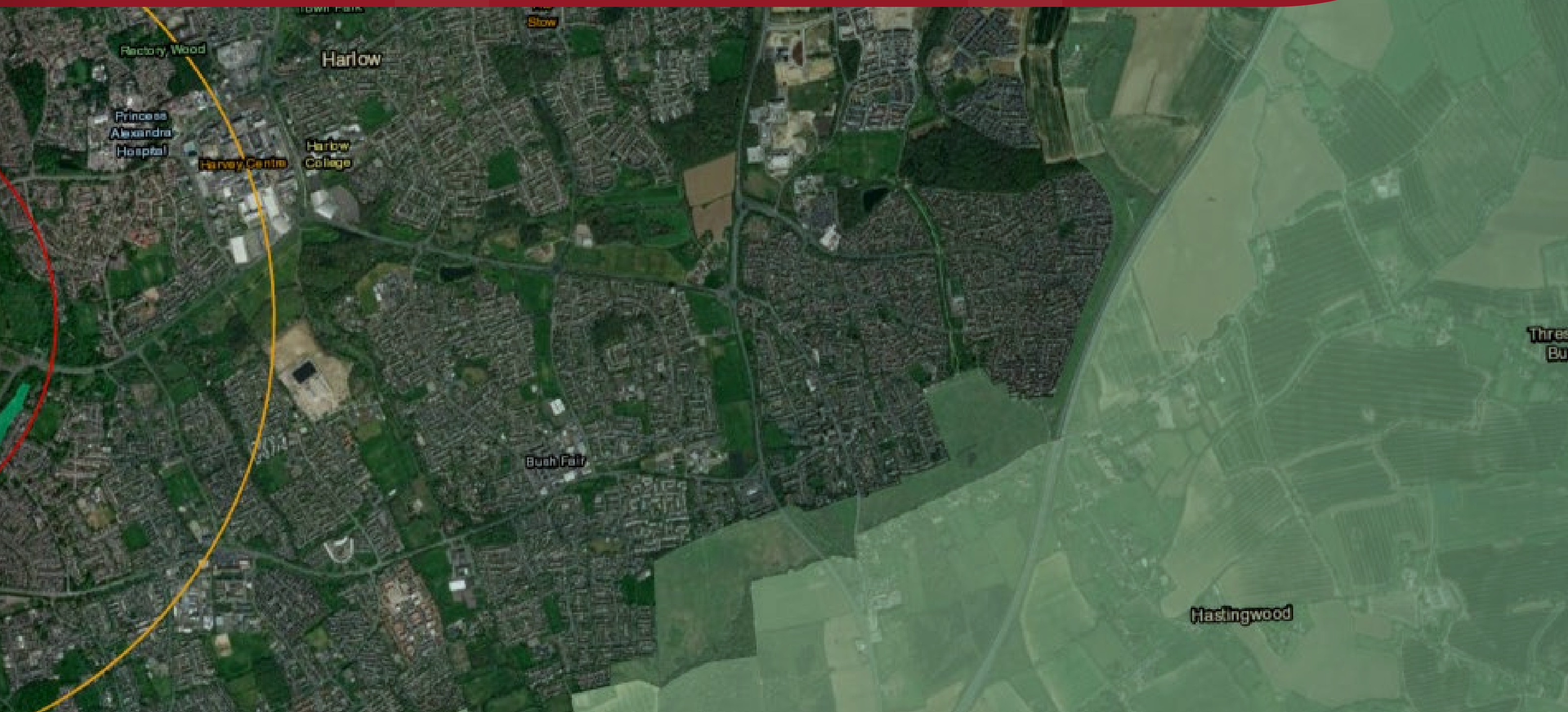
**AAH is an independent, multi-disciplinary consultancy** providing expert technical advice across a broad range of land use sectors and geographical locations.

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We are committed to  
supporting clients in achieving  
their development aspirations.



# **We specialise in securing consent for residential developments, industrial, commercial and large-scale energy projects, including Battery Energy Storage Schemes and Data Centres.**

Since 2006, we've supported both public and private sector clients with a comprehensive range of consultancy services. Our team comprises a unique mix of chartered professionals from the Royal Town Planning Institute, Chartered Institute of Water Engineers and Managers (CIWEM), the Institute of Civil Engineers, and the Landscape Institute. Our core strength lies in our diversity of talent, ensuring the right professional is always on hand to elevate our work to the highest standard.

With a strong track record in designing and delivering developments on both greenfield and brownfield land, our Planning team can handle everything from land promotion and speculative applications to appeals and Public Inquiries—even in areas where local authorities consider housing allocations to be sufficient.

Our in-house experts in Landscape Architecture and Civil Engineering enable our team to foresee potential barriers and opportunities of a given site and resolve, or capitalise upon, at the outset.

Our technical capabilities cover Planning and Landscape documentation, site development design, Flood Risk Assessments (FRA), and drainage design. From initial concept to final approval and construction, we support projects across a wide range of sectors—including residential, urban regeneration, renewable energy, commercial, industrial, and agricultural developments.

## TESTIMONIALS

# What our clients have to say

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We have worked with AAH on numerous projects who consistently provide a thorough service, meeting our requirements efficiently; we are more than happy with the service they provide. We look forward to working with them on many future projects!

## AINSTY FARM SHIRES COTTAGE

The scope of work was completed to a sufficient standard to achieve what was required. Overall we were happy with the service and would recommend you again. The delays are not uncommon throughout the industry, but I have raised them to be honest.




As a leading developer of Battery Energy Storage Systems (BESS) in the UK, we have had the privilege of working with AAH Planning on numerous large-scale renewable energy projects. Their outstanding expertise and dedication in securing planning consents have been pivotal to the success of these initiatives.



STELLCO  
HOMES

We've been really pleased with the service provided by AAH Consultants in supporting our custom-build development at Caxton. From the outset, they understood the challenges we were facing — particularly with the surface water drainage strategy required by the outline planning consent. The original open SuDS approach severely constrained our layout and risked the loss of a valuable plot.





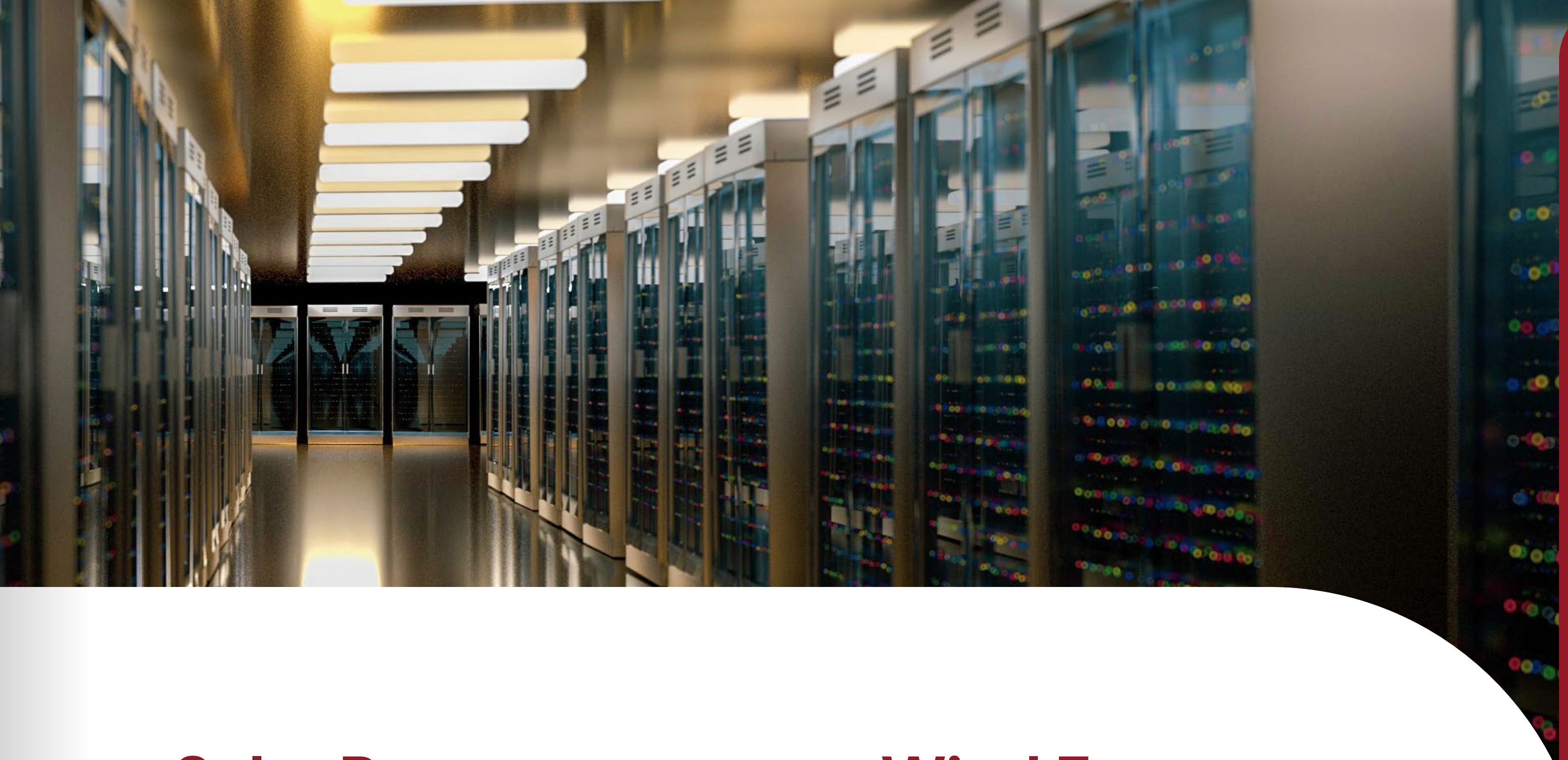
## Battery Energy Storage Systems

Battery Energy Storage Systems (BESS) are technology solutions that store electrical energy in batteries for later use. They play a critical role in balancing supply and demand, integrating renewable energy sources like solar and wind, and enhancing grid reliability.

## Data Centres

Data centres are facilities that house servers and networking equipment to store, process, and manage digital data. They support cloud services, internet operations, and emerging technologies, with systems for power backup, cooling, and security.





## Solar Power

Solar power is energy harnessed from sunlight using photovoltaic (PV) panels or solar thermal systems. It's a clean, renewable energy source that helps reduce greenhouse gas emissions, lowers electricity bills, and supports sustainable energy goals.

## Wind Farms

Wind farms are groups of wind turbines that generate electricity from wind energy. They are a clean, renewable power source and can be located on land or offshore. Wind farms help reduce greenhouse gas emissions and reliance on fossil fuels.



# AAHL planning



## **AAH's team of Royal Town Planning Institute Chartered consultants have a wealth of experience across a broad range of sectors taken from both the public and private sectors.**

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We navigate large and small scale projects through the planning process, provide standalone documentation and troubleshoot problems at critical stages. Our planning service packages include initial feasibility work, pre-application discussions, and public consultation, through to preparation, submission and management of applications to determination. For projects that are not viable for fundamental planning or technical reasons, we provide at an earliest stage a range of alternative proposals that maximise the potential of a site and reduce wasted time and expenditure.

We work in a clear, concise, and proactive manner to deliver successful outcomes for the most challenging projects, often by providing written and expert witness representation at appeals and Public Inquiries when required.

Our planning team operate autonomously, often leading or forming part of a wider design team, but also work alongside AAH Landscape and AAH Civils to deliver a more collaborative approach to project design that enables site constraints to be identified and addressed at an early stage.



# Pre-Planning

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**AAH Planning's pre-planning services allow developers to understand opportunities and risk before committing to a planned development, to consider alternative site uses, and in some instances walk away from a project without having made a substantial investment.**

Obtaining sound planning advice from the outset enhances the prospect of consent and navigation through the process in an efficient and profitable manner. AAH advise on project and site feasibility and how to maximise the planning potential of portfolios, and we search for land to host bespoke need development. We offer pre-application enquiry as a standalone service, or to supplement planning feasibility work, using the process as a formal conduit through which to receive and consider advice from Local Planning Authorities and other stakeholders. We undertake public consultation to obtain feedback from Parish Councils, community groups, local businesses and individual residents, presenting all data with an accompanying summary of associated planning risk and benefit.





## Our most common pre-planning services include:

- ▶ Initial planning appraisal of a site or development
- ▶ Detailed planning appraisal of a site or development
- ▶ Site finding for bespoke need development
- ▶ Pre-Application Enquiries to Local Authorities and other stakeholders.
- ▶ Public Consultation



# Applications

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**AAH's planning team draft, submit, and manage planning applications for large and small scale development across a broad range of sectors.**

The majority of our clients instruct us to lead their projects and design team from concept through to determination of an application and approval of detail. We also work within wider design teams, troubleshoot specific planning issues, offer expert witness representation at planning meetings or committee, and provide standalone documentation.

Planning services are often delivered in conjunction with our Landscape and Environmental capabilities, an approach that allows for the most collaborative approach to project design.





## Our most common application services include:

- ▶ Design Access Statements
- ▶ Planning Statements
- ▶ Heritage Statements
- ▶ Five Year Housing Supply Reports
- ▶ Sequential and Exception Tests for Flood Risk.

# Appeals and Public Inquiries

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**AAH appeal against refusal of planning permission and onerous conditions of consent. We boast a strong track-record of success via written representation, planning hearings and public inquiries for uses including residential, commercial, industrial and renewable energy.**

The need to appeal may arise unexpectedly, but will often form part of a longer-term planning strategy, especially where a project is at odds with outdated Local Policy. Our chartered Planning Consultants provide representation at any stage of the planning appeal process with services that include the production of written grounds of appeal statements, proof of evidence and expert planning witness.

We offer an initial appraisal of planning application documents and a telephone meeting without obligation to give prospective clients our impartial, expert view on the chance of appeal success before they commit.

 The Planning Inspectorate

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**Costs Decision**

 The Planning Inspectorate

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**Appeal Decision**



# Environmental Impact Assessment

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**AAH deliver Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning Regulations 2017, where significant environmental effects are an expected consequence of development or cumulative development.**

Our team project manage EIA or will provide expertise to support a specific stage of the process.



## **Our most common environmental impact assessment services include:**

- ▶ EIA Screening Assessment
- ▶ EIA Scoping Assessment
- ▶ EIA Environmental Statements
- ▶ EIA Technical Chapters; Water Resources, Landscape and Visual, Land Use, Cumulative Effects, and Transboundary Effects.
- ▶ Third party EIA audit



AAH PLANNING

# Land Promotion

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**AAH work across the UK as consultants and often joint venture partners to promote land for development.**

We have a proven track record of negotiating and designing development on greenfield and brownfield land both within and outside of development limits, promoting sites through the Local Plan and via planning application.





## **Local Plan Promotion**

Each Local Planning Authority (LPA) is required to have a Local Plan that demonstrates how they will meet targets for new development within their district over a specific period of time. Preparation of Local Plans can be a drawn out process but when these are due for review or replacement, they present excellent opportunities to promote sites for development. AAH proactively monitor the activity and progression of Local Plans throughout the UK and are ideally placed to provide swift and professional representation when an LPA issues a call for sites.

## **Submitting a planning application**

Where policies within a Local Plan align with prospective development, when a Local Plan is out of date, or if a Local Authority cannot deliver on their development targets, AAH will often advise clients to submit a planning application rather than promote a site through the Local Plan.

Because Local Plans have an explicit lifespan and their policies require a specific amount of development within an identified timescale, when plan policies expire or Local Authorities fail to achieve targets, there are often grounds to justify speculative development. Whilst there is a broad spectrum of opportunities for the promotion of land via planning application, AAH most frequently act for developers where an LPA is unable to meet their five year housing supply, the provision of which is an explicit requirement of the National Planning Policy Framework.

# AAH landscape



## **AAH is a Landscape Institute Registered Practice boasting a highly skilled team of Landscape Architects, experienced in delivering large and small scale projects across a broad range of sectors.**

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All senior staff are Chartered Members of the Landscape Institute (CMLI), offering services from feasibility and conceptual advice, landscape master planning and strategies, planning submissions, including landscape and visual assessment, through to detailed landscape design. AAH Landscape regularly work alongside AAH Planning and AAH Civils, but also autonomously within wider design teams on both urban and rural projects across the United Kingdom.

We operate in a clear, concise and proactive manner to deliver successful outcomes for EIA development and the most challenging planning projects, via written and expert witness representation for planning applications, appeals and Public Inquiries. Our team are passionate about their industry and is firm in the belief that landscape design does not need to be an expensive afterthought, but instead presents a unique opportunity to enhance the sustainability and appeal of a development, its occupancy and end value. Our designs promote high quality public open spaces that maximise biodiversity, recreation, and learning, but remain functional through sensitive incorporation of essential utilities, including Sustainable Drainage Systems (SuDS).



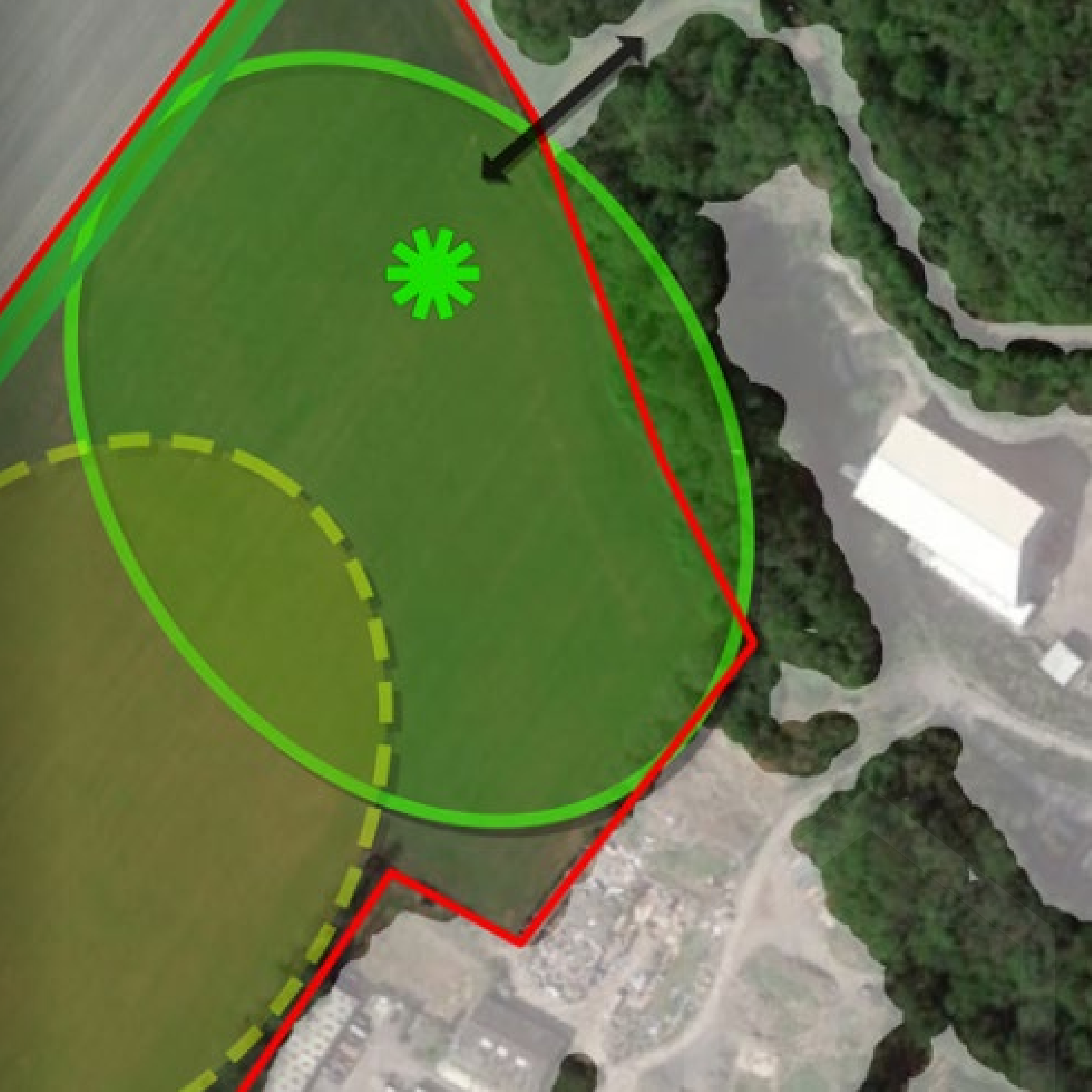
# Pre Planning and Feasibility Appraisals

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**With an established reputation in Land Promotion, AAH understand that the right approach to Landscape Design at an early stage can maximise opportunities and bring forward sustainable benefits that help to increase the value of a development.**

Feasibility appraisals allow developers to understand the risk before committing to a project, to consider alternative site uses, or in some instances walk away without having made a substantial investment.

AAH Landscape undertake preliminary work for large and small-scale development across a variety of sectors and feed this in to Screening Studies for EIA development. We regularly work with AAH Planning, AAH Civils and professionals from other practices to provide a broader scope of Pre Planning and strategy advice that optimises the subsequent planning process and ultimately, the probability of receiving consent.





# Landscape Master Planning

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**AAH recognise that a well-designed project must be preceded by high quality landscape master planning, which sets out the vision for a site in the context of its landscape setting.**

The creative excellence of our experienced Landscape Architects allow us to produce landscape master plans that establish functional relationships within a site and enhance both the immediate environment and the wider landscape. We work with our allied disciplines to create attractive, multifunctional spaces that promote and enhance ecology, Sustainable Drainage Systems (SuDS), amenity, health and well-being. Our proposals always seek to create a 'sense of place' with realistic design options that respect client expectations and strive to achieve the best cost benefit balance.

AAH's team includes Drainage Engineers, an in-house skill set rarely combined with Landscape Architecture outside of multi-national corporations. With SuDS set by statutory bodies as a pre-requisite means to attenuate and store surface water generated by new development, our expertise facilitates efficient, but not excessive spatial provisions within early stage masterplans; which in turn reduce the probability of amendments or redesign, and save our clients both time and money.





# Landscape & Visual Impact Assessment (LVIA)

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**Landscape and Visual Impact Assessment (LVIA) is the industry standard process used to identify the effect of new development on surrounding views and landscapes; it is fundamental in both supporting and assessing planning applications and Environmental Impact Assessment (EIA).**

AAH is a Landscape Institute Registered Practice boasting a highly skilled team of Landscape Architects experienced in delivering LVIA across a broad range of project scales and sectors. All senior staff are Chartered Members of the Landscape Institute (CMLI), offering support to EIA development, planning applications, written representation appeals, expert witness and proof of evidence for appeal hearings and public inquiry.

Our team undertake LVIA in accordance with current best practice methodologies set out within the Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment' third edition (GLVIA3), with services offered on a standalone basis or as component parts of wider studies

## **Our most common LVIA services include:**

- ▶ Landscape and Visual Impact Assessment (LVIA)
- ▶ Landscape and Visual Appraisal (LVA)
- ▶ Townscape Character Assessment (TCA)
- ▶ Landscape Character Assessment (LCA)
- ▶ Zone of Theoretical Visibility (ZTV)



# Detailed Design & Technical Delivery

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**AAH believe that provision of a high quality landscape does not need to be an expensive afterthought, but instead presents a unique opportunity to enhance the sustainability and appeal of a project, its occupancy and ultimate end value.**

Detailed hard and soft landscape design must respond to landscape context, built form and promote high quality public and private open spaces that maximise biodiversity, recreation, and learning. Key to the success of any project is the foresight of an experienced Landscape Architect to design open spaces with longevity that remain functional through innovative species selection, site contouring and the production of robust Landscape Management Plans.

Our Landscapes Architects have substantial experience in detailed hard and soft landscape design for rural and urban projects across a broad range of sectors throughout the United Kingdom. AAH's team includes Drainage Engineers, an in-house skill set rarely combined with Landscape Architecture outside of multi-national corporations. This combined expertise allows us to offer a one stop shop for the detailed design of 'green open' Sustainable Drainage Systems (SuDS) that contribute to the Biodiversity Net Gain and aesthetic appeal of a project, but also incorporate detailed hydraulic modelling to ensure that suitable water conveyance and storage provisions are made to attenuate surface water generated by new development.





# AAH

## civils





## **AAH's team of chartered engineers and scientists provide expert flood risk and drainage consultancy for large and small scale development across multiple sectors.**

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We work closely with developers and their consultants, project managers, planners, and architects to ensure that a project evolves efficiently from concept through to construction design and sign off. We are proud that repeat business and past customer referrals form the majority of our work stream, borne from long standing relationships forged with other development professionals.

AAH Civils work collaboratively within multidiscipline teams and often alongside AAH Planning and AAH Landscape to provide innovative, cost effective designs that can be an asset to your development.



# Flood Risk Assessment

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**AAH undertake Flood Risk Assessment (FRA) for development proposed on floodplains, in critical drainage areas, or that extends over one hectare.**

FRA is often combined with our Drainage and SuDS and Sequential Test services to inform site feasibility studies, outline and full planning applications, and subsequent approval of detail, tender and construction drawings. In addition to assessing the risk of flooding to a development, FRA commonly provides recommendations for flood resistant and resilient building design, compensatory flood water storage design, floodplain analysis using industry leading modelling software and a Flood Evacuation plan.

Our team work cooperatively with the Environment Agency (EA), Lead Local Flood Authorities (LLFA), Internal Drainage Boards (IDB) and Drainage Undertakers to unlock sites where flood risk issues may otherwise preclude development. Our track record also includes successfully challenging these bodies where suitable agreements cannot be reached. Our portfolio includes large to small scale residential, renewable energy, agriculture, infrastructure, commercial and industrial developments.







# Drainage and SuDS

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**AAH provide drainage strategy and design consultancy to support feasibility studies, outline and full planning applications, subsequent approval of detail, tender and construction drawings.**

Our teams of engineers and landscape architects are well versed in the collaborative design of high quality Sustainable Drainage Systems (SuDS) which can add value to a project and enhance its environmental credentials.

Drainage Strategies are produced on a stand-alone basis, as a component of Flood Risk Assessment, or part of a wider portfolio of technical documents and typically inform site feasibility studies or accompany planning applications. The purpose of a drainage strategy is to demonstrate at the highest appropriate level that a site may be viably drained of surface water, sewerage and/or trade effluent.



A robust surface water drainage strategy is fundamental at the earliest stages of development, it will pay regard to any requirement for SuDS as a means to ensure that proposals do not exacerbate the flood risk within a site, or elsewhere within the same catchment.

Strategies for foul sewerage and trade effluent drainage are required to demonstrate the availability of an appropriate public sewer network with sufficient capacity and a viable point of connection. Where no suitable sewers are available to a development, a drainage strategy must assess the viability of constructing new sewers or private treatment systems.

A detailed drainage design will build upon the drainage principles established at the planning stage, but also requires more in depth consultation with interested parties such as Drainage Undertakers, Lead Local Flood Authorities (LLFA), Internal Drainage Boards (IDB) and the Environment Agency (EA). Once design parameters are agreed, our engineers discuss solutions with our clients and their development teams, then design and analyse optimal, compliant, cost-effective storm and foul water drainage networks using specialist hydraulic modelling software, and produce subsequent design, tender, and construction drawings.

The design of drainage infrastructure is a precursor to obtaining the necessary Sewer Connection, Adoption, Build Over and Diversion Consents, Environmental Permits, Land Drainage Consents and installation sign off.

# Sewer Connection, Adoption, Build Over & Diversion

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**AAH submit and manage applications to Drainage Undertakers required under the Water Industry Act (WIA) 1991 for works to the public sewer.**

Our clients routinely retain our services to submit the relevant WIA applications where we have undertaken the design of Drainage and SuDS. We also troubleshoot applications made by others where technical issues arise.





## **New development is most commonly subject to scrutiny under the following sections of the WIA:**

- ▶ Connecting to a sewer (Section 106/107)
- ▶ Adoption of sewers, pumping stations and sewage treatment works (Section 104)
- ▶ Building over and Diverting a public sewer (Section 185)
- ▶ Requisitioning a new public sewer (Section 98)
- ▶ Closure of a public sewer (Section 116)



AAH CIVILS

# Environmental Permits and Land Drainage Consent

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**AAH negotiate Environmental Permits and Land Drainage Act 1991 Section 23 consents with the Environment Agency (EA), Lead Local Flood Authorities (LLFA) and Internal Drainage Boards (IDB).**

Our clients routinely retain our services to submit the relevant WIA applications where we have undertaken the design of Drainage and SuDS. We also troubleshoot applications made by others where technical issues arise.





## **Some of the activities requiring a permit or consent that we encounter most regularly for reasons of drainage and flood risk include;**

- ▶ Discharges of surface water or treated effluent into a watercourse from new development.
- ▶ Erection of structures within the channel of a watercourse, such as culverts and headwalls.
- ▶ New development in proximity to a watercourse or flood defence asset.



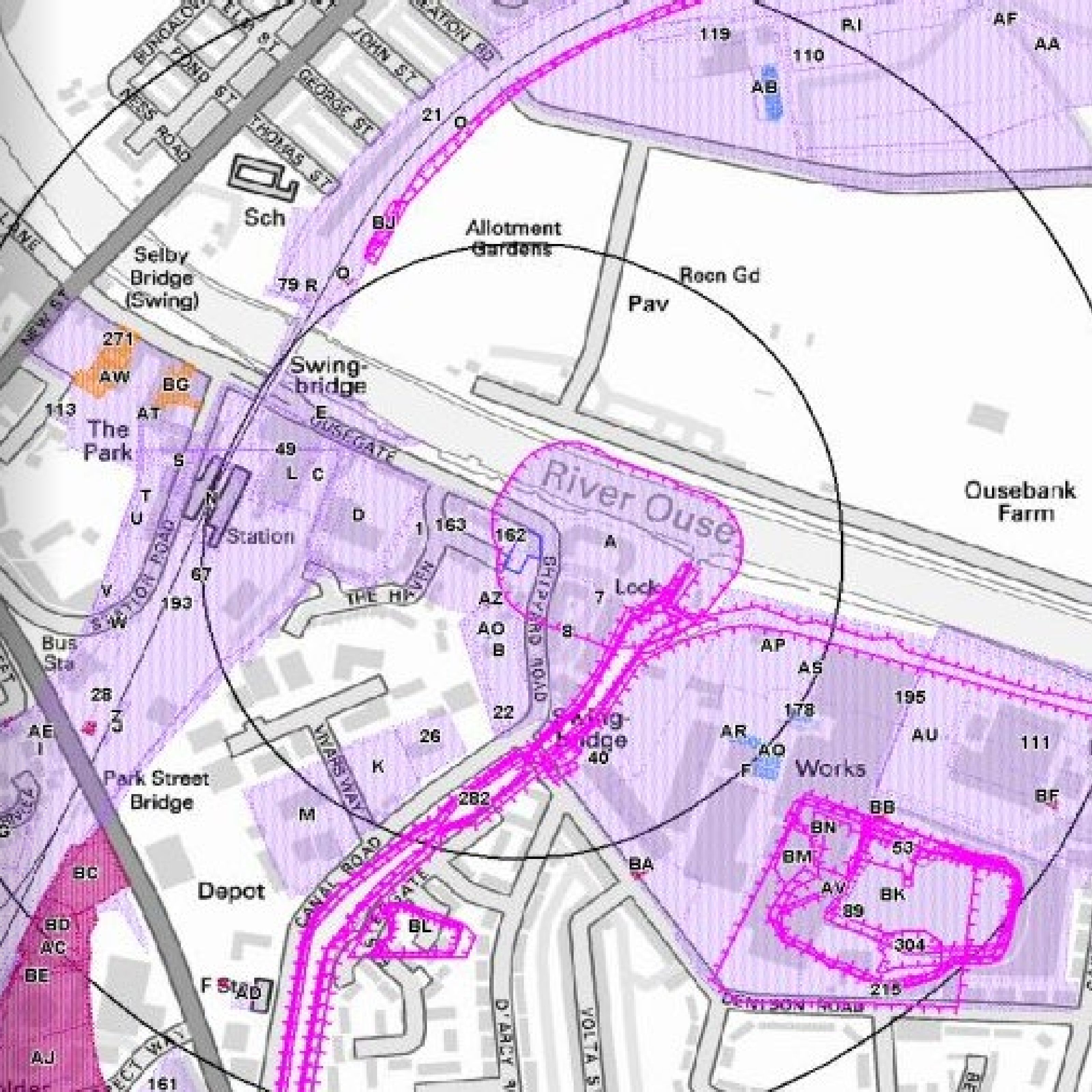
# Preliminary Risk Assessments (Phase 1 Site Investigation)

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**AAH offer Preliminary Risk Assessments (Phase 1 Site Investigation) to communicate the geo-environmental setting of a site and its historical uses in the context of proposed development or redevelopment.**

Phase 1 Site Investigation uses the findings of both desk based research and a walkover survey to create a conceptual ground model showing hypothetical contaminant linkages to an end site user or other receptors. Key contamination risks are identified, and the scope of further scrutiny via intrusive site work and sampling (Phase 2 Site investigation) is negotiated with interested consultees. Under normal circumstances, the scope of Phase 2 work is secured by means of an appropriately worded planning condition. Our team of engineers undertake Preliminary Risk Assessments in conjunction with the desktop assessment and walkover surveys required for Flood Risk Assessment, Drainage and SuDS.





# Case Studies



## Consent Secured for Angus BESS

At 100 megawatts capacity, the development will be one of the largest battery energy storage schemes operating in the UK. It is the fifth consent which AAH consultants have achieved on behalf of Apatura in less than 12 months and we expect more to follow soon...

[READ CASE STUDY](#)

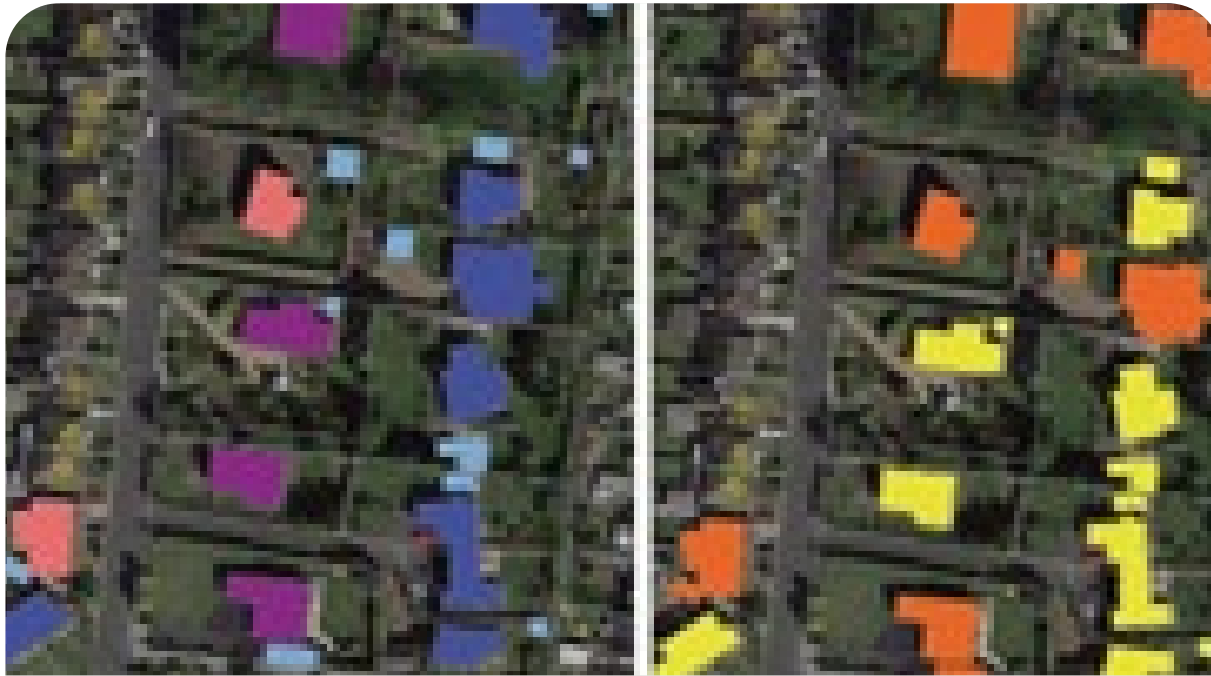


## Biggest and the BESS

This is the largest planning consent for a stand-alone BESS in Scotland to date and the biggest ever secured by our clients, Apatura Energy, marking a significant milestone in the company's mission to deliver sustainable energy solutions that fast-track the path to net zero...

[READ CASE STUDY](#)





## New Dwelling Appeal Success

On behalf of our client, Wheatley Developments, AAH Planning secured planning permission on appeal for the erection of a single 4.no bedroom dwelling at Lowther Drive, Garforth, Leeds, LS25 1EW.

[READ CASE STUDY](#)



## The (Onshore) Winds of Change

With the newly elected Labour government wasting no time in lifting the onshore wind ban in England and setting an ambitious target of doubling onshore wind energy by 2030, it opens up the opportunity for land owners to apply for planning permission for onshore wind...

[READ CASE STUDY](#)

# Case Studies



## Trafford Park Hotel Future Secured

The applications, submitted to Trafford Council, in 2021 have finally been granted and now enables the owner to bring forward the scheme which will secure the re-use of the Trafford Park Hotel, which is currently on the “Building at Risk” Register...

[READ CASE STUDY](#)

## Appeal Success at Pawlett

AAH Planning and AAH Landscape have been successful in assisting their client to secure outline planning permission (granted on Appeal) (PINS Ref: APP/V3310/W/22/3303992) for up to 41 dwellings and a convenience store on an unallocated site just outside the...

[READ CASE STUDY](#)



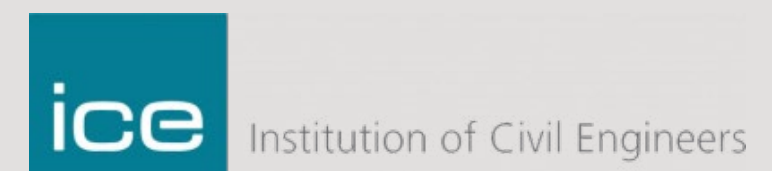


## Why We Need to Refocus on the Purposes of Green Belt not “Grey Belt”

Following the incoming Government’s reiteration of its laudable commitment to utilising ‘Grey Belt’ land to help meet housing need, many in the Planning Sector will be eagerly awaiting to see how this approach will be articulated...

[READ CASE STUDY](#)

# Accreditation







# AAH consultants

[www.aahconsultants.co.uk](http://www.aahconsultants.co.uk)

**To book a free consultation or for enquiries please feel free to contact us**

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