



Rachel Godfrey

Associate Director

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Areas of expertise

Rachel is a chartered town planner with twelve years postqualification practice and a broad range of experience in both the public and private sectors. Rachel regularly leads multidisciplinary teams in the preparation, submission and negotiation of planning applications, and has worked on all scales of projects – including some of the largest and most complex schemes in the UK. She has experience across most sectors and has a special interest in residential and mixed-use schemes in complex urban environments.

In previous roles, Rachel has led the production of many high quality and wide-ranging planning documents, including planning policy and best practice guidance, which brings an extra dimension to her work in development management. Rachel is an excellent project manager with strong analytical, written, communication and interpersonal skills.

Key experience

Gilston Area Garden Town, East Hertfordshire (Places for People) – Rachel project manages a large team of consultants in this proposed new garden town of 10,000 homes to the north of Harlow. The project has involved working with the Local Planning Authority to secure the allocation of the land (previously Green Belt) for housing-led development, including the preparation of a Concept Framework, to demonstrate its deliverability. Rachel has prepared an outline planning application for the new town which will be developed as six distinct, sustainable villages surrounded by extensive parkland. Issues on the project involve determining an approach to application parameters which provides an appropriate balance between flexibility and certainty; setting an implementation and phasing strategy, including infrastructure triggers; determining an appropriate residential mix; and integrating with a large and complex Environmental Impact Assessment process. This project also involves the preparation

Key projects

Gilston Area Garden Town
Brent Cross Cricklewood
Regeneration Area
Bacton Low Rise Estate
Regeneration
Heathrow Airport
Hinkley Point C Nuclear
Power Station Development
Consent Order

Key clients

Places for People
Hammerson and Standard Life
London Borough of Camden
Arcadis
Heathrow Airport Limited
EDF Energy
Various Landowners



of two detailed planning applications for strategic crossings of the Stort Valley, involving five new vehicular bridge structures crossing the River Stort River Stort Navigation and Network Rail lines.

Brent Cross Cricklewood Town Centre and Regeneration Area, Barnet (Hammerson and Standard Life) – Rachel was involved in implementing the section 73 consent for this new metropolitan town centre, including 7,500 new residential properties, circa 100,000m² retail floorspace, 395,000m² office floorspace, involving submission of reserved matters, discharging planning conditions, reviewing the extensive section 106 agreement and compliance matters. Rachel has also undertaken work for Argent in implementing the planning permission for the southern part of the site.

Bacton Low Rise Estate Regeneration, Camden (London Borough of Camden and EC Harris) – Rachel coordinated the development of a redevelopment strategy and subsequent full planning application for this estate regeneration project of 300 residential units, employment units, new open space and public realm in the Gospel Oak area of Camden. Key issues on the project included defining an appropriate tenure mix for the proposed scheme; agreeing proposals for the loss of existing employment units and achieving a design solution which was economically viable, whilst respecting the character of a Grade I listed church located directly adjacent to the site. The project involved extensive public and stakeholder consultation to develop and refine the proposals. The scheme is currently being implemented.

Heathrow Airport (Heathrow Airport Limited) – Rachel provides planning inputs related to off-site matters, including relocating displaced uses, in developing the planning application for the third runway at Heathrow Airport.

Hinkley Point C Nuclear Power Station Development Consent Order, Somerset (EDF Energy) – Hinkley Point C comprises a 67 hectare main site and eight associated development sites, including a refurbished wharf and new bypass. Rachel's responsibilities included writing the overarching strategic Design and Access Statement for the project; carrying out the Alternative Sites Assessment to support the compulsory acquisition of land and writing the Legacy Strategy for the project.