



Chris Wheaton

Senior Director

BSc (Hons), MRICS

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Areas of expertise

Chris is an expert in the formulation and delivery of strategic developments. Using skills in viability, housing strategy and employment uses Chris helps clients prepare deliverable proposals and progress these through the site acquisition, planning and delivery stages.

Chris has particular expertise in the planning system and has supported major urban regeneration and strategic land sites with viability, land use, benefits case and planning obligation negotiations in support of securing planning permission.

Chris also advises on grant funding, joint ventures / public:private partnerships, development partner procurement, affordable housing sales and economic impact assessment. Sectors include residential, build to rent, affordable housing, co-living, student accommodation, garden towns, mixed-use and employment.

Chris has supported MHCLG on many regulatory reviews, advised Homes England on innovative investment approaches / guidance and been part of various industry working groups including for the ULI, RICS and ARL.

Key experience

East Village – Chris has supported Delancey and subsequently its subsidiary, Get Living, at all stages of the scheme from the original bid to acquire the Athletes Village in 2011 to the permission for the final element of the scheme in 2024. The work has included financial modelling, housing strategy, affordable housing disposal, negotiation of the section 106 agreement and optioneering to test various new opportunities.

Gilston Garden Town – Chris provided the strategic housing case for Places for People's 8,500 home development in East Hertfordshire. This included review of the local housing market, stakeholder engagement, survey work and financial testing. The work helped secure a green belt release and site allocation in the local plan process and a successful planning permission.

Key projects

Canada Water
East Village
Earls Court
Gilston Garden Town
Barking Riverside
Brighton Gasworks
Greenwich Peninsula
Lewisham Shopping Centre
Smithfield Birmingham
Otterpool Garden Town
Heathbourne Green
Camden Goods Yard

Key clients

British Land
MHCLG
Delancey
Get Living
Landsec
Berkeley Homes
Riverside
Lendlease
Qatari Diar
Knight Dragon



Earls Court – Chris advised Capco throughout the formulation of the original Earls Court masterplan, providing viability testing, development of housing products, grant funding advice and negotiation with the two local authorities. Chris now advises the new owners of the site, ECDC, helping develop the new masterplan and progress this through the planning process.

Brighton Gasworks – Chris supported St William (part of Berkeley Homes) with viability and affordable housing advice in relation to the Brighton Gasworks site. Following refusal of the scheme at Brighton planning committee Chris supported St William in preparation of appeal documents, negotiation of common ground with the council and participated in the public inquiry. Chris has also advised the same client on other gasworks including Bromley by Bow, Southall and Beckton.

Barking Riverside – Chris has advised Barking Riverside Limited for over 10 years, initially helping secure the planning permission for 10,000, followed by support in completing the first 3,000 homes. Most recently Chris has helped develop the new masterplan for 20,000 homes, including advice on viability, the Master Developer model and affordable housing.

MHCLG Impact Assessments – Chris has been part of a specialist team preparing statutory impact assessments for MHCLG for over 10 years. Chris leads advice on development viability and market / housing supply impacts, ensuring that all considered policies are accompanied by robust modelling of their impacts.

Legal & General Build to Rent Portfolio – Chris has supported L&G's Build to Rent team at all stages of the development process for a range of sites including Wandsworth, Waltham Forest, Brighton, Lambeth and Lewisham. Services have included initial site appraisal / pre-purchase due diligence, viability, grant applications, lettings & nominations, section 106 negotiations and affordable housing.

Canada Water – Chris has advised British Land on the masterplan for over 10 years, with the scheme now partially complete and set to comprise 3,000 homes and 3m ft² of commercial space. Work on the scheme has included financial analysis, housing strategy, negotiation and management of the grant drawdown and options appraisal.