

Masterplanning

Capability Statement
2026

tor
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torandco.com

A people practice

tor&co is a planning, design, and environmental consultancy with a human focus.

People are at the core of every tor&co project. We believe that when we consider what they need, how they think, feel, and behave, we uncover the potential to not just meet, but to exceed expectations. We pride ourselves on building long-term relationships, so that together with clients, communities, and partners, we realise our mission to build a lasting legacy.

Philosophy

For us, collaboration breeds creativity.

We believe that collaboration breeds creativity and that thinking creatively will always result in better solutions. By working alongside our clients and partners, calling on the expertise of our colleagues, and consulting the communities for which we create, we arrive at better outcomes for people, the planet, and all its ecosystems.

Our Clients

Fostering relationships for the long-term.

We are proud to partner with a broad range of clients on commercial and socially significant projects of every scale. Both in the public and private sector, our aim is to forge long-term relationships so that every challenge and complexity is tackled with insight and foresight.

Approach

Putting people and legacy at the core.

Our approach is always to start with people and continue to put them at the centre of every project. By giving every consideration to their physical, emotional, environmental and commercial needs, we exceed expectations and leave a sustainable and lasting legacy.

Culture

An interdisciplinary ecosystem.

We are a small but perfectly formed team with an open, inclusive and supportive culture. There are no siloes or egos, just a group of highly skilled individuals who interconnect in pursuit of better outcomes for people and planet



An integrated team

Diverse specialisms with an interdisciplinary approach.

Our breadth of projects demands a diverse set of specialisms and individual skills, but our seamlessly integrated culture and interdisciplinary approach means we listen, learn, and refine as one. Together we unravel the complex, clear a path with singular focus, and apply life-enhancing creativity.

Planning

For us, planning goes beyond just process and the purely technical. Our planning team has an enviable success rate, working to promote positive land use, devising ingenious strategies and advancing projects that make a positive contribution. We embrace challenges from the large, complex and demanding, to the small, and soon to be, perfectly formed, with equal enthusiasm, commitment and creativity.

Landscape Architecture

While we understand the value of the aesthetic, our landscape team know that how a space makes people feel, emotionally and physically, is the key to unlocking the full potential of a site. This focus ensures that our proposals are creative and sympathetic, so that we promote positive co-existence between people, place and planet.

Environmental Planning

Now more than ever, how we care for the environments in which we live, work, learn, and play, is high on everyone's agenda. Our environmental specialists analyse, advise and coordinate with respect to environmental and sustainability issues and environmental impact assessment so that our solutions are robust, meaningful, mutually beneficial, and future focused.

Strategic Communications

By providing strategic advice to our clients from the outset we can shape, design and deliver targeted communications and engagement strategies to help navigate complex circumstances. Developing opportunities for meaningful dialogue with local communities and building trust with decision makers across national and local government is critical in mitigating risk and maximising opportunities.

Architecture

Taking a holistic approach, working in synergy with clients and the wider tor&co team, we believe, results in buildings and spaces that are not only deliverable but exceed expectations. We create exceptional environments where people, business and communities can thrive.

Urban Design

We have a passion to create sustainable places where strong community bonds can be forged. Our belief that truly successful places, ones that intuitively respond to human needs, have exceptional guiding principles. So our approach to masterplanning is designed to add lasting value for developers, partners, and the communities they serve.

Heritage

Early consultation with local authorities and interest groups ensures our heritage experts bring their considerable experience to bear. We work with the wider team to uncover and resolve potential heritage risk, navigating planning pitfalls to ensure that heritage issues are comprehensively addressed. Our work safeguards historical integrity for generations to come.

Viability

We aim to help design and plan developments that are deliverable throughout dynamic market conditions. We help our clients balance commercial and policy requirements, promoting positive outcomes by demonstrating how development proposals are able to contribute towards planning gain.

Expertise

tor&co is at the forefront of masterplanning, with wide ranging experience of designing at all scales

- Regeneration
- New settlements
- Mixed-use urban extensions
- Sensitive village expansion

Many of the projects that we have secured planning permission for are now being lived in, highlighting their deliverability. One of our key strengths is the integrated nature of our design, planning and environmental skills.

We are passionate about creating places in which strong communities can establish and that will be truly sustainable in the long term. Importantly, on many of our larger residential projects we are appointed from concept through to delivery.

We have extensive experience in producing design codes, designing primary infrastructure and preparing detailed reserved matters applications for housing parcels. This means that we fully understand the complex issues that are critical to the successful delivery of the project.



From inception...

1. Capacity and feasibility studies

We prepare initial site analysis, constraints assessments and capacity studies to inform clients on site selection, due diligence ahead of option and land sale agreements.

2. Client promotion

We often help clients prepare promotional material for tender bids to become a landowner's or local authority's preferred development partner.

3. Strategic frameworks

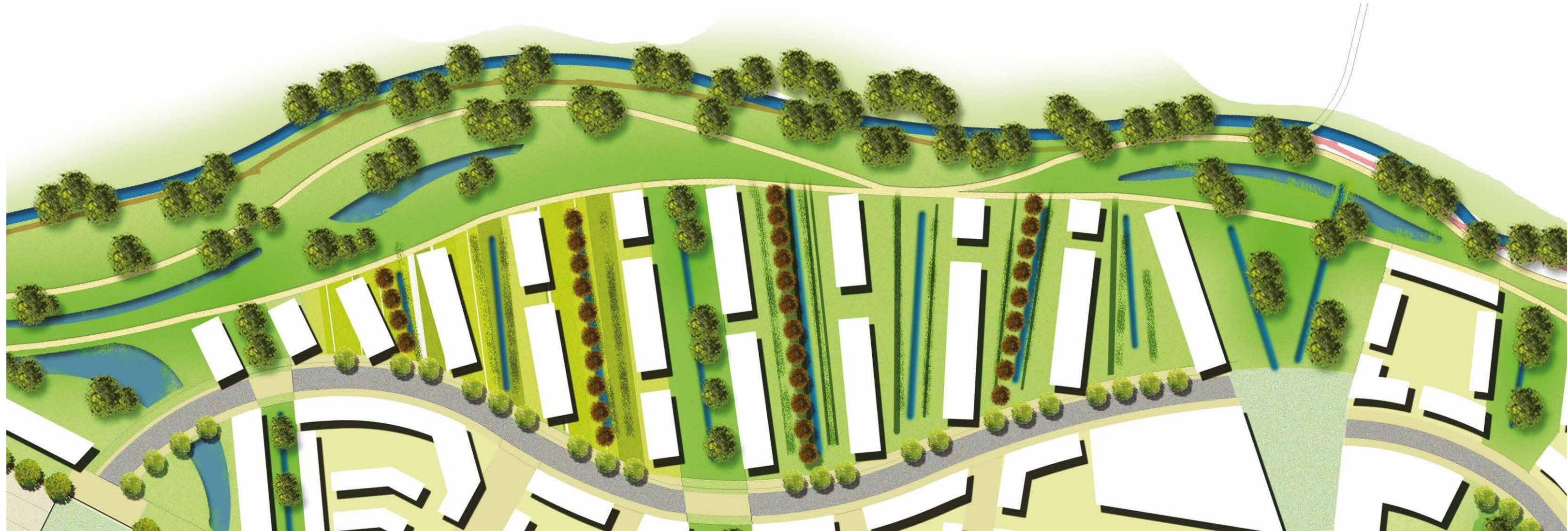
Our experience of working on numerous large scale urban extensions and new settlements has enabled us to develop extensive experience of producing strategic framework masterplans.

4. Site promotion

Our approach focuses on presenting a compelling vision for the site, demonstrating a logical and considered argument for its suitability for development resulting in a high level of success in securing local plan allocations for clients.

5. Supplementary planning guidance

Working on behalf of the public or private sector we are actively involved in preparing supplementary planning guidance and similar documents, such as development briefs.



... to delivery

6. Outline planning applications

Reflecting the bulk of our masterplanning work, we have extensive experience of preparing outline planning applications, from initial settlement studies and constraints mapping to design and access statements, for all scales of development and for a wide and varied range of clients.

7. Design coding

We have prepared numerous design codes for a wide-range of projects. Our masterplanning, landscape and architectural teams often work together to deliver comprehensive and deliverable codes.

8. Public and stakeholder consultation

Our masterplanning team often lead consultation events as part of an engagement strategy for a project.

9. Proving layouts

Working with our architectural team we have extensive experience of preparing testing or proving layouts to underpin an outline application or design code. Because our design team often prepare detailed architectural and landscape proposals, we have an in-depth knowledge of delivery and design considerations that will determine the extent of the developable area or housing densities.

10. Reserved matters planning applications

Crucially the tor&co masterplanning team are often involved, together with our architects, in the preparation of detailed reserved matters applications. This gives us an important understanding that what we prepare at the earlier design stages is both deliverable and commercial.



Case Studies

In the following pages we present a selection of our projects. They showcase the breadth of experience we have throughout the country. This locational range continually develops our experience, expanding our knowledge of different approaches from councils, consultants and clients.

North Whiteley

First identified as one of Hampshire's growth areas in the 1970s, plans for the development of a new settlement at Whiteley were agreed by Hampshire County Council in 1986 with tor&co first becoming involved in 1987.

The first wave of development delivered almost 3,000 new homes, along with high quality employment opportunities, retail development and community facilities including a superstore, library and doctors' surgery.

Further to promotional work undertaken by tor&co on behalf of the North Whiteley Consortium In 2013, Winchester City Council adopted a development plan containing provision for a further northerly extension of the town by up to 3,500 new homes, together with two new local centres, a secondary school, two primary schools, an extra care facility, strategic highways and drainage infrastructure and extensive areas of public open space and green infrastructure.

tor&co provided planning, masterplanning, ecological, archaeological, environmental and landscape advice in relation to the urban extension, preparing an ecologically and landscape-led masterplan for the site given the local, national and international nature conservation sites in the vicinity.

Working closely with officers of Winchester City Council, Hampshire County Council and Natural England, the masterplan was influenced by feedback received from local residents and key stakeholders at over 20 public consultation events.

We submitted an outline planning application for the site's development accompanied by an Environmental Statement, and the application was approved by Winchester City Council's planning committee in 2015, with permission granted in 2018. tor&co have since been involved with the reserved matters applications for Crest and delivery of strategic landscape infrastructure.



Client

Crest Nicholson, Taylor Wimpey, Bovis Homes and JGP Lakedale

Location

Hampshire

Expertise

Planning
Environmental planning
Landscape architecture
Architecture
Urban design
Heritage

Barton Park

Initially appointed by Grosvenor to provide planning strategy advice and prepare a masterplan for a sustainable urban extension of up to 1,000 dwellings at Barton, as part of a bid to become Oxford City Council's joint venture partner. Grosvenor subsequently won the bid process and we were then appointed jointly by Oxford City Council and Grosvenor to provide masterplanning and landscape architectural services.

The masterplan was based on careful analysis of the site and the surrounding context, and aimed to reinterpret traditional building forms distinct to Oxford in a contemporary architectural form. It also sought to replicate Oxford's reputation for a perfect blend of high quality urban living in harmony with its natural surroundings.

The vision was to deliver a cohesive, integrated and vibrant new community that would help bring about regeneration in the adjoining neighbourhoods of Barton and Northway.

The public realm and green infrastructure, designed by tor&co, has now been largely implemented and early phases of development are completed.

Client
Barton Oxford LLP

Location
Oxford

Expertise
Masterplanning
Planning
Landscape architecture

Awards
2017: Housing Design Awards Shortlisted

2016: The Landscape Institute Awards Highly Commended - Best Urban Design/ Master Planning Category

2014: Planning Awards Planning for Housing Growth Winner



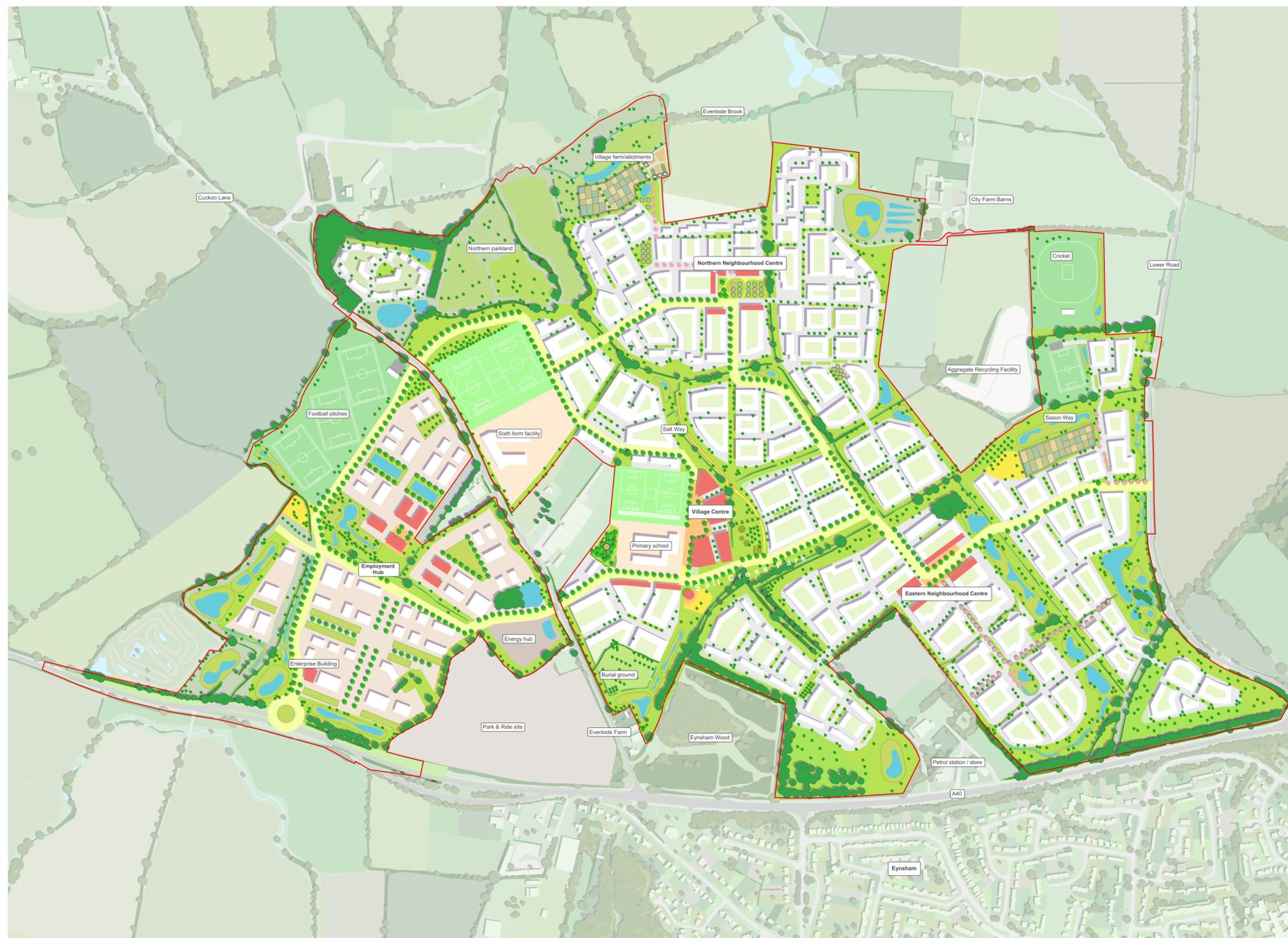
Oxfordshire Garden Village

Selected in 2017, Eynsham village was as one of the original 14 Government supported Garden Villages, with an area of some 217 hectares being allocated in the West Oxfordshire District Council Local Plan.

Client
Grosvenor Development Ltd (GDL)

Location
Eynsham

Expertise
Lead-designer and masterplanning
Landscape architecture
Heritage
Ecology
Graphic design



Having helped our client to be appointed as development partner to deliver the Garden Village, we were subsequently commissioned to lead on the design and provide environmental services relating to landscape, ecology and heritage, as part of preparing an outline planning application.

The design of the Development has evolved in accordance with Garden Village Principles and extensive consultation with the local community and key stakeholders, including West Oxfordshire District Council and Oxfordshire County Council.

Acting as design-lead, extensive work was undertaken to understand the intricate and complex site, and its local and regional context. In unison with the production of an Area Action Plan for the Garden Village, a bespoke vision and masterplan aimed to capture the essential and distinct characteristics of a West Oxfordshire settlement and deliver high standards across all aspects of the project in respect to climate change.

The new Garden Village will provide 2,200 new homes, as well as associated employment space, amenities, and social and green infrastructure arranged around three distinct and walkable neighbourhoods, each of which will be clothed in a rich, rural landscape.

Tadpole Garden Village

We were appointed to prepare an illustrative masterplan, providing layout and a detailed design code for phases 2, 3 and 4 of Tadpole Garden Village.

The proposal, approved in summer 2014, comprises 1,700 homes in a garden village setting (approx. 180 hectares), a new primary school, employment land, a local centre, and generous provision of open space including a nature park.

Tadpole Garden Village is characterised by tree-lined avenues, mature hedgerows and greenways, large front gardens and generous open space provision.

Community is at the heart of the proposal, with primary school, community centre, healthcare facilities, the village pub and local centre forming the book-ends of a high street in the centre of the design.

The views of stakeholders and the local community were also a driving factor in the design, with community engagement and support recognised in the 2015 Housebuilder Awards (Best Community Initiative).

Client

Crest Nicholson

Location

Wiltshire

Expertise

Masterplanning
Graphic design

Awards

2018: Planning Awards - Best Housing Scheme (500 homes or more) - Winner

2017: Sunday Times British Homes Awards - Outstanding Placemaking - Finalist

2017: RICS Awards - Residential category - Shortlisted

2016: Building Awards - Housing Project of the year - Shortlisted

2015: Housebuilder Awards - Best Community Initiative



Lower Stondon

Client
Welbeck Land

Location
Bedfordshire

Expertise
Urban design

We were appointed to develop a sensitive masterplan to secure outline planning permission on this unallocated site at Lower Stondon, Bedfordshire.

This village infill site required a careful approach to its design, forming the new southern gateway and edge to the village.

Working closely with the landscape consultant and case officer, the masterplan that was developed aimed to maximise the benefit of the site's attractive landscape setting. Views both from and to the site were a key consideration and the sensitive layout enabled the landscape structure to seamlessly link to the built form, resulting in an attractive and defensible southern edge to the village.

A strong design rationale, coupled with a positive dialogue with the local authority, helped to secure a planning permission for up to 85 homes on an unallocated site in an authority with an established 5-year housing supply.



Swan's Landing

This site was acquired by St Joseph with the intention of delivering an exemplary mixed use development containing new homes and flexible commercial retail and cultural and leisure uses which will regenerate this part of Stratford-upon-Avon.



We were appointed as a team of planners, masterplanners, landscape architects and architects for the site through a selection process with St Joseph. A full design team was assembled to ensure that the proposals were exciting, challenging, technically excellent and viable.

The Canal Quarter Regeneration Zone is bounded by the railway line to the north and Stratford-upon-Avon Canal running east to west through the centre of the site. The site has a varied topography, with good vehicular access from Timothy's Bridge and Masons Road, and currently comprises a series of large manufacturing units.

The Canal Quarter will provide community facilities such as shops, cafés and restaurants, and a community centre to complement the wider area, together with substantial jobs and a true co-location of the work and living environment.

Client
St Joseph

Location
Warwickshire

Expertise
Architecture
Landscape architecture
Planning
Urban design
Environmental planning
Graphic design
Heritage
Geographic information systems

London
Bournemouth
Birmingham
Bristol

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