



Emma Lancaster

Director

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Areas of expertise

Emma is a chartered town planner with over fifteen years' experience. She advises a range of clients across the country, and has extensive experience across a wide variety of sectors and consenting regimes.

Working closely with her clients to understand their needs, Emma provides commercially astute advice throughout the lifetime of a project. She develops effective planning strategies and has an excellent track-record of securing negotiated planning consents and allocations but is also an experienced Expert Witness with a high success rate at appeal.

Key experience

Axis J9 Business Park, North West Bicester Eco Town -

Emma has negotiated several planning permissions for flexible employment development at this site, as well as leading on a recent appeal for its expansion. A key challenge has been the delivery of market-facing planning permissions in the context of the Council's aspirations for a true zero carbon eco-town at North West Bicester and rapidly evolving market conditions.

Bicester Gateway - Emma first secured approval for a hotel in 2018, which has acted as a catalyst for wider commercial development at the site. She has since been advising Albion Land on proposals for a business park aimed at high-tech occupiers. The first phase of the business park is complete and occupied, with delivery of the second and third phases due to start in the coming months.

Dalton 49, Thirsk – Emma provided due diligence advice to her clients prior to their purchase of the site and has since been leading on the preparation and negotiation of applications to deliver flexible commercial development. The site is ideally placed to meet strong market demand for logistics on the A1(M) corridor. Subsequently, key planning issues to be addressed have included both transport and scale / massing of development to accommodate the intended uses.

Key projects

North West Bicester Eco-Town
Catalyst Bicester
Hull City Wide
Hulton Park

Key clients

Albion Land
Citivale
Strata Homes
Newett Homes
Urbanite Student Living



City Wide Development, Hull and East Riding - Emma is working with Strata, Keepmoat and Home Group on the delivery of Hull's largest ever housing regeneration programme, which has a value of over £500m. She is leading on the negotiation of a variety of planning consents for a mix of housing, including new council houses and homes for open market sale.

City Fields, Wakefield – Working with Miller Homes, Emma is leading on the delivery of schemes in Phases 3 and 5 of the City Fields development. This has included strategic advice to enable the re-planning of several sub-phases to ensure delivery of market-facing development and the maximizing of values.

Newett Homes - Emma provides Newett Homes with strategic advice across their portfolio including several sites in the Green Belt. This includes pre- acquisition advice, long-term promotion activities and the coordination and negotiation of planning applications. Emma recently acted for Newett Homes in relation to a site in Thurlstone, securing planning consent via a staged planning strategy following a series of earlier refusals by the Council's Planning Committee.

Coal Yard, York – Working with Urbanite Student Living, Emma has secured planning permission for purpose-built student accommodation (PBSA) at this site, located close to the city walls. Key issues which had to be overcome included matters related to student accommodation need and impacts on built heritage. Emma and the team are advising on several other PBSA schemes for the same client, including sites in Leicester and Leeds.

Hulton Park, Bolton – Acting for the Council, Emma provided strategic advice and expert witness services at a Call-In Inquiry where this scheme, comprising a championship-grade golf resort that is designed to host the Ryder Cup in the grounds of a Registered Park and Garden and some 1,034 homes in Green Belt, was granted planning permission by the Secretary of State.

Former HM Prison, Northallerton - Emma project managed a full application for redevelopment of this site for mixed use including retail, food and drink, cinema, office and residential uses. A number of the former Prison buildings are Grade II listed and Emma provided pragmatic advice on how to bring a viable and market-facing development forward in this context.

Castle Buildings, Hull - Emma secured full planning permission and listed building consent for the demolition and relocation of a Grade II listed public house and works to the Grade II listed Castle Buildings, and subsequent redevelopment for a mixed-use scheme including hotel, office and food and drink uses.