



Areas of Expertise:

Emma is a chartered town planner with over ten years' experience in the private and public sector, having previously worked in both consultancy and local authority roles. She was recently named "Young Planner of the Year 2016" by the Royal Town Planning Institute and is currently Chair of RTPI Yorkshire.

She advises clients across the country, with a particular emphasis on projects in the North of England. Her clients include public sector and private sector landowners and developers, and has extensive experience across a wide variety of sectors, including large-scale mixed use, residential, energy and infrastructure.

Emma's areas of specialism include site promotion, development management and expert witness. Her local authority experience provides a valuable insight into the decision-making process, and has assisted her clients to achieve their development and policy-related objectives.

Key Experience:

Commercial and Mixed-Use

- **Land at Middleton Stoney Road, Bicester** – Emma is part of the team at Quod that is advising on this employment-led mixed use site, which forms part of an eco-town proposal to the north west of Bicester. Emma has coordinated the submission of a planning appeal on behalf of the developers following the refusal of planning permission for employment and residential development. She is responsible for the ongoing day-to-day management of the appeal, including the preparation of evidence and the coordination of the multi-disciplinary consultant team. Emma is also leading the preparation of a further planning application at the site, which has included strategic engagement with the local planning authority.

Key Clients:

Albion Land

Wykeland

Strata Homes

Berkeley DeVeer

IKEA

Schroders Real Estate
Investment Trust

Profile: Emma Lancaster

- **Strategic employment site, Clayton West** – Quod has promoted this site, which benefits from good access to the M1 corridor, as a strategic employment allocation through the emerging Kirklees Local Plan and has secured its allocation in draft form in the latest round of consultation.
- **Skimmingdish Lane, Bicester** – Quod secured outline planning permission for this major business park site. Emma is project managing the delivery phase, providing strategic advice and coordinating the preparation and submission of reserved matters and applications to discharge pre-commencement planning conditions.
- **Former Welbeck Colliery, Worksop** – Emma project managed the submission of a successful hybrid planning application for an employment-led, mixed-use regeneration scheme at a former colliery site. This involved a comprehensive EIA Screening Opinion submission, which satisfied the Council that the proposals did not comprise EIA Development, stakeholder engagement, the co-ordination of a multi-disciplinary team, and the negotiation of Section 106 heads of terms. Emma also advised on the Bassetlaw Local Plan and neighbourhood planning issues in parallel to the planning application as required.

Residential

- **Urban Extension, Stockton** – Emma coordinated the submission of this planning appeal on behalf of the landowners, following the refusal of planning permission for residential development comprising up to 340 dwellings as part of a wider urban extension for 2,750 dwellings. She was responsible for the day-to-day management of the appeal, including the coordination of EIA Further Information and the preparation of evidence. Emma was also part of the team which successfully engaged with the Local Planning Authority and Rule 6 Parties such that by the time of the inquiry itself all of the parties' objections were resolved.
- **New Settlement, Harrogate** – Emma is part of the team advising on this garden village opportunity, which would be a satellite to Wetherby. Responsible for coordinating a multi-disciplinary team and overseeing stakeholder engagement, Emma has undertaken site promotion work, including the preparation of representations and inputted into the Masterplan and Place-Making Vision for the Site.
- **Former Southedge Quarry, Hipperholme** – Emma is part of the team advising on this residential development opportunity in Calderdale. Quod has prepared site promotion documents and made development plan representations with a view to securing an allocation in the emerging local plan.

Profile: Emma Lancaster

- **Wakefield Road, Clayton West** – Emma prepared a site promotion document, made development plan representations and undertook strategic engagement with Council Officers regarding this edge of settlement employment site. Emma has secured the site's allocation for residential development in the draft Local Plan.
- **Preston Road, Hull** – Emma secured outline planning permission for up to 135 dwellings at this under-used site to the east of Hull. The post-submission stage involved detailed negotiations with the Council regarding protected species, indicative site capacity and planning obligations.

Retail and Leisure

- **Out-of-centre strategic employment and retail development, Preston** – Emma is part of the team at Quod advising IKEA on this strategic commercial opportunity. The IKEA component of the development will enable the delivery of strategic infrastructure at the site, which will allow a long term aspiration for major employment development at the site to be realised.
- **Trampolining centre, Leeds** – Emma coordinated the preparation and submission of this application to enable the use of an existing industrial unit as a trampolining centre. The application was supported by town centre impact and sequential sites assessments.
- **Retail and commercial portfolios** – Emma acts on behalf retail and commercial park developers and landlords, making representations to planning applications and Local Plans to protect their development and land interests across the region.

Energy and Infrastructure

- **Wind energy development, Burton Agnes** – Emma provided expert witness services in respect of this planning appeal for a wind farm, which was called in by the Secretary of State. She also managed the instruction of Counsel and coordinated other witnesses in the delivery of evidence.
- **Yorkshire and Humber Carbon Capture and Storage** – Emma provided planning, EIA scoping, and stakeholder engagement advice on this Nationally Significant Infrastructure Project, the on-shore element of which comprises a 75km pipeline and pumping stations and the potential to capture 70 million tonnes of carbon dioxide per year.