



# Emma Guthrie

## Associate Director

MA Planning Policy and Practice

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### Areas of expertise

Emma advises on a wide range of development proposals including residential, infrastructure, commercial and listed building conversions. Emma also has significant experience and expertise in taking Nationally Significant Infrastructure Projects (NSIPs) through the Development Consent Order (DCO) process.

Emma is involved in all aspects of the planning process, from the inception stage through to practical completion, and has strong knowledge across the breadth of the planning system. Emma also has extensive experience of the Planning Appeal system, having been involved in the preparation, submission and management of a number of successful Public Inquiries and Informal Hearings.

### Key experience

**Sizewell C Nuclear Power Station** – Emma worked as a key part of the examination management team for EDF Energy on the Sizewell C Project, which ended in October 2021. In this role, Emma was involved in managing and co-ordinating the team through the pre-examination and examination stages of the DCO. Emma led the programme and activities for each examination deadline, co-ordinating a large project team up to submission.

**Gatwick Airport Northern Runway Project** - Emma is currently working alongside John Rhodes to provide strategic planning advice to Gatwick Airport Limited on its Northern Runway Project. Emma is advising on the scope, content and timing of consultation stages and stakeholder engagement, and the development and assessment of the project proposals, leading up to the preparation and submission of the DCO application.

**North West Horley Sector** – Emma is the lead planning agent acting on behalf of a Consortium of developers for an urban extension of 1,501 dwellings, a new local centre and open space uses. The phased project sees the delivery of new homes

### Key projects

Sizewell C Power Station

Gatwick Airport

West Burton C Power Station

Bradwell B Power Station

North West Horley

Park Farm, Wealden

Hartlepool Power Station

Dungeness B Power Station

Royal Navy Base, Portsmouth

### Key clients

EDF Energy

CGN Power Group

Associated British Ports

Gatwick Airport Limited

A2Dominion Developments

Countryside Properties



alongside supporting infrastructure provisions, including a new primary school, a neighbourhood centre, a convenience store, office units, a medical centre and a new faith building.

**Park Farm, Wealden** - Emma is the planning lead for a Reserved Matters application for 351 new homes in Wealden District. The scheme design evolved through extensive engagement with an independent Design Review Panel (DRP), the District Council, the Parish Council and alongside public consultation (following a hybrid approach). As part of the scheme's development, three workshops were held with six DRP members and alongside the Council's Planning Case Officer, to work together to review the Outline planning permission, develop a new design concept and scheme parameters, prepare the development layout and establish detailed design concepts and approaches for landscaping, ecology, highways, drainage and architectural elements of the scheme.

**Knights Farm Sports Park** - Emma is the planning lead for the Knights Farm Sports Park project working on behalf of Wealden District Council. The project will deliver a range of new sporting facilities for the District, including facilities for football, netball, tennis, skating and BMX alongside changing and community facilities. Emma is leading the project team in developing the scheme proposals, informed by ongoing technical assessments and survey work.

**Dungeness B and Hartlepool Decommissioning -**

Emma is currently acting as the Site Planning Lead in the decommissioning projects for both Dungeness B and Hartlepool nuclear power stations. This requires careful consideration of programme and consenting requirements, alongside balancing a range of assessment scopes under different planning regimes (TCPA, EIA and EIADR).

**Bradwell B Nuclear Power Station** – Throughout 2019 and 2020, Emma provided planning support to the Bradwell B Project Team. Emma provided planning advice on the initial project proposals and helped to develop various project strategies, setting out the approach and programme for planning, site selection and consultation activities.