

A Quod profile



Emma Bilton

Assistant Planner

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Areas of expertise

Emma joined Quod in January 2019. She now has experience of a broad range of projects, including proposals for retail, commercial and residential development.

Emma assists her colleagues with a variety of tasks including primary research and preparation of planning applications for submission, in addition to development plan representations and the discharge of conditions.

Through being involved in projects that each present different challenges, Emma has developed a strong and practical understanding of the planning system. She has a strong commercial awareness and an excellent grasp of the range of issues that need to be considered throughout the planning process to enable her to advise colleagues and clients on the appropriate planning strategy to realise their development objectives.

Key experience

Plot G3, Thunderhead Ridge, Wakefield-Emma was part of the team that gained planning permission for a new car auction operation. Her role involved helping to coordinate the multi-disciplinary team, post-submission negotiations with the Council on a range of matters including biodiversity and transport, and strategic advice to the client team.

JD Gyms, Millshaw Park, Leeds-Emma was involved in discharging a range of planning conditions and the variation of an existing planning consent to ensure the client's commercial requirements were met and the scheme could be delivered on-site.

Leeds Bradford Airport-Emma is part of the project team who prepared an application for a new terminal building at the Airport. Prior to submission, she was heavily involved in the pre-application consultation process and undertook research on

Key projects

Leeds Bradford Airport
Plot G3, Thunderhead, Wakefield
JD Gyms, Millshaw Park, Leeds
Cuffley, Welwyn Hatfield
Redgates, Wakington
Langton Re-Plan
Starbucks Drive-Thru, Grimsby
Mansfield Street, York
Dickson Property Portfolio
Whitehall Riverside Commuter Car
Park, Leeds
Langton, York
Tupton, Sheffield

Key clients

Duchy Homes
Leeds Bradford Airport
Wykeland
M I Dickson Ltd
Keepmoat
Trinity Media
Town Centre Securities
Land Securities
Oakgate Group
Trinity Park Estates



matters relevant to the project. Post-submission, her involvement has focused on the monitoring and consideration of consultation feedback and addressing comments and queries from key stakeholders.

Dickson Property Portfolio-Emma has been advising Dicksons on their portfolio of commercial properties and prepared a strategy document to inform proposals for their future expansion. The strategy is focused on supporting the business' continued economic growth and its contribution to the regional and local economy, whilst maintaining its sustainability..

Redgates, Walkington-Emma has been involved in the preparation, submission and post-submission management of a planning application for a residential scheme at the site. She is currently negotiating the Section 106 Agreement on behalf of Duchy Homes.

Starbucks Drive,Thru, Grimsby-Emma is involved in the preparation of a planning application for a new Starbucks Drive-Thru. Emma's role in the project covers research to inform the strategic planning approach, preparation of key application documents and co-ordination of the multi-disciplinary project team.

Trinity Media-Emma is involved in the preparation, submission and management of numerous applications for advertisement consent on behalf of Trinity Media. She provides strategic planning advice to the client and then leads on the preparation of applications for the sites which are progressed.

Tapton,Sheffield-Emma assisted in preparing a planning application for new residential development in Sheffield. The site is within a Conservation Area and the setting of Listed Buildings and a key issue was the impact on these designated heritage assets. Through the preparation of a Planning Report, Emma demonstrated the public benefits associated with the development would outweigh the limited harm to heritage assets and, that the planning balance was therefore in favour of granting planning permission.