

A Quod profile



Emma Bilton

Senior Planner

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Areas of expertise

Since completing her MSc in Urban Planning and joining Quod nearly four years ago, Emma has developed her skills and experience in the private sector.

Emma provides clear and concise advice to clients across the country, from advising of planning prospects at pre-acquisition stage to implementing the appropriate planning strategy to enable successful delivery of a scheme. She assists on projects across a wide range of sectors including residential, general employment, retail, infrastructure and mixed use.

She is also involved in the Local Plan process, including advising clients on changes to policy to preparing representations on their behalf.

Key experience

City Fields, Wakefield - Emma has led on a host of successful applications on behalf of Miller Homes at one of Wakefield's key urban extension sites. These applications involve replans to previous consents, with an increase in plot numbers, changes to the site layout and substitution of house types to meet Miller's most up to date range. Emma provides ongoing strategic advice in regard to the schemes delivery.

Mabgate, Leeds – Emma is working with HBD on a residential-led mixed-use regeneration project in the heart of Mabgate. She has led on pre-application discussions with Leeds City Council and preparation and submission of the hybrid planning application. She is now involved in post-submission negotiations with the Council.

White Rose Rail Station, Leeds – Emma has managed the delivery stage of a new rail station in south Leeds through the planning process, involving various modifications to the approved scheme and coordination and discharge of planning conditions.

Key projects

City Fields, Wakefield
Mansfield Street, York
White Rose Rail Station, Leeds
Shilling Hill, Knottingley
All Saints, Leicester
New Smithy Avenue, Thurlstone
Leeds Valley Park
Mabgate, Leeds

Key clients

Urbanite
Pickard Properties
IKEA
Caddick Group
Beal Homes
Munroe K
London & Scottish Property
Investment Management Ltd
Miller Homes
HBD
Newett Homes



Mansfield Street, York – Emma helped secure planning consent for the second phase of purpose-built student accommodation on behalf of Urbanite. She led the co-ordination of the project team, prepared and submitted the application, led on the negotiation of the planning and has since negotiated minor amendments to the scheme.

Leeds Valley Park – Emma assisted in securing full planning permission for six new warehouse buildings to be used for general employment purposes. She is now assisting in the delivery stage of the scheme by leading on the discharge of conditions.

IKEA Stores – Emma provides ongoing planning advice to IKEA across their various stores in the UK and has secured a range of consents for their store improvements programme, including external alterations and new advertisements.

New Smithy Avenue, Thurlstone – Emma secured planning permission for reserved matters consent in December 2021. In parallel, she coordinated the submission of a successful planning appeal which resulted in an additional 8 plots for Newett Homes, following the refusal of planning permission.