



Emilie Paine

Associate Director

BA (Hons), MSc (Distinction)

emilie.paine@quod.com



Areas of expertise

Emilie has directed strategy and project delivery on some of the UK's most politically sensitive, technically complex and cutting-edge nationally significant infrastructure projects.

Emilie is an award-winning consultant who synthesises project detail with the political and economic big picture to promote strategically important projects and secure planning permission. With a background in both spatial planning and socio-economics, she has a deep understanding of decision makers' interests, and advises clients on integrating internal scheme development with external drivers.

Emilie is an expert in multi-disciplinary project design and execution. Using her detailed knowledge of the development process from working as both a developer and consultant, she is skilled in designing from scratch and managing strategic frameworks, governance, and reporting processes, with the aim of bringing order and direction to integrated teams solving complicated built environment challenges.

She is accomplished in designing and executing case making and advocacy strategies with a wide range of aims, including shaping compelling data-led narratives, developing national infrastructure and industrial policy, building a base of project supporters, establishing awareness and trust with local communities, designing local apprenticeship and training schemes, undertaking planning consultations, and managing developer reputations.

Key experience

Heathrow Airport expansion DCO – Emilie spent three years working on the planning and socio-economics strategy for the expansion of Heathrow Airport to three runways. She advised on the establishment and governance of the community compensation fund; the management and mitigation of local

Key projects

Heathrow Airport
Luton Airport
Sizewell C Nuclear
Lower Thames Crossing
Hampshire Water Transfer and Recycling
National Grid Electricity Transmission
>1GW BESS portfolio
3GW green hydrogen production
Pumped storage hydro
Alconbury Weald
Gilston Park

Key clients

Heathrow Airport
EDF Energy
National Highways
Southern Water
National Grid
Urban & Civic
Places for People
Local Government Association



community facilities; compulsory purchase and the compensation package for local residents; and Heathrow's apprenticeships and economic development strategy.

She was part of the core Quod team which led engagement with the Heathrow Strategic Planning Group (the neighbouring local authorities and related key stakeholders), and generated the evidence base for the Joint Strategic Planning Framework.

Emilie managed and drafted materials for the project's public consultations, notably Local Area Documents which set out the potential effects and mitigation and compensation packages proposed for each of the neighbouring areas. She was part of the core team which developed Heathrow's position for the (draft) Airports National Policy Statement. She also coordinated expert advice and financial and contractual reporting across a number of Quod teams, providing a consolidated position to the client.

Grid balancing infrastructure – As an energy sector developer from 2023 to 2024, Emilie designed and executed the community benefit and public affairs strategies for a portfolio of over 16GW of BESS, pumped hydro, and green hydrogen assets in operation and development. This included running from scratch the stakeholder engagement and community benefit design for Europe's biggest green hydrogen electrolyser project, in Aberdeenshire. She also engaged on infrastructure and industrial policy with central government, including Secretaries of State (and shadows). In delivering the developer's hydrogen strategy, Emilie led the funding application to central government for a green hydrogen production subsidy.

Lower Thames Crossing DCO – Emilie was brought onto the project following the withdrawal of the application in late 2020. Emilie undertook a diagnostic review and contributed to the strategy reset for the project's engagement with a complex jigsaw of stakeholders, and for its mitigation and compensation strategies. The revised application was successfully made in late 2022.

Sizewell C DCO – Emilie provided evidence and analysis for the socio-economic assessment and strategy of the Sizewell C nuclear power station DCO application and examination, which was successfully granted consent in 2022.

Southern Water's Hampshire Water Transfer and Recycling DCO – Emilie designed and project managed the negotiation strategy for engagement with the six host local authorities, from the start of the DCO pre-application phase.



Oxford-Cambridge Arc – Emilie has advised a number of tier one new settlement developers, including Urban & Civic, Places for People, and developers of land in Cambridgeshire, Hertfordshire and Oxfordshire.

High Streets and Class E – Post-pandemic, Emilie was instructed by the Local Government Association to study the impact and potential of new Class E on the renaissance of English high streets.