



Nicola Jacob

MLA CMLI BA (Hons.)

PARTNER



Landscape Architecture
Landscape Assessment
Masterplanning
Expert Witness
Urban Design

Details

QUALIFICATIONS

Chartered Member of the
Landscape Institute (2009)

MLA, University of
Newcastle upon Tyne (2005)

BA (Hons) Town Planning,
University of Newcastle
upon Tyne (2003)

KEY SKILLS

Planning and the planning
system

Site masterplanning / urban
design

Housing layouts

Landscape and Visual Impact
Assessment

Expert witness

YEARS WITH RANDALL THORP

From 2005

Responsibilities

Nicola works closely with a range of clients and consultants on projects at feasibility and planning stages, specialising in housing, mixed-use and employment developments. She guides the wider team on projects at these stages and monitors the quality of team outputs. Nicola also provides landscape expert witness services and represents clients at Local Plan examinations.

Nicola has been a Partner at Randall Thorp since 2014.

Experience

Nicola's inputs into planning applications frequently include: Landscape and Visual Impact Assessments/Appraisals, site analysis, masterplanning, liaison with local authority officers, public consultation, and production of Design and Access Statements and Scheme Parameter plans.

Nicola also has experience of providing Landscape Expert Witness services in relation to planning appeals at Public Inquiries, Hearings and through written representations. This experience ensures that Nicola understands what is important in relation to masterplanning and LVIA work in order to design robust schemes which would be defensible on landscape grounds at a planning appeal, should this become necessary.

Nicola's combined understanding of the planning system and site masterplanning, along with a clear understanding of the commercial needs of development is a valuable resource for our clients.

Key Projects

Cronton Road, Knowsley (2023)

Maro Developments Ltd

Preparation of Landscape and Visual Impact Assessment for a large new build B8 (General industrial/warehouse) as part of an EIA development. The site forms part of the wider Halshead Garden Village Masterplan.

Broad Street, Clifton (2017 - 2019)

Planning Prospects

Responsible for preparing the masterplan and LVIA for an outline planning application for up to 80 dwellings on an open countryside site which was located within an 'Important Countryside Gap'. The application was refused due to effects on character, appearance, and the setting and identity of Clifton. Nicola provided landscape expert witness services for a subsequent planning appeal, which was allowed in December 2019. Landscape evidence successfully led the Inspector to conclude that the scheme would result in 'significant benefits in terms of landscape enhancement and a net gain in landscape features, including a softening of the currently hard and abrupt settlement edge'.

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Key Projects (Continued) :

Barnard Gate 'Garden Village', Oxfordshire (2016 - 2021)
Gladman Developments

Responsible for masterplanning a new Garden Village (3,000 dwellings), producing a Vision Document for site promotion, preparing a Design and Access Statement and other material for submission with an outline planning application.

Breary Lane, Bramhope (2013 - 2017)
Miller Homes

Responsible for developing the residential masterplan, Design and Access Statement and LVIA for an outline planning application. Nicola also provided Landscape Expert Witness services at Planning Inquiry which resulted in a planning approval.

Land at Brackenway, Formby (2011 - 2023)
Taylor Wimpey

Responsible for assisting with promotion of the site for housing through the Local Plan process, subsequently developing the scheme masterplan and overseeing production of an LVIA as part of an ES for the outline planning application which was granted planning permission in March 2019. Continuing to develop the masterplan and landscape proposals through the Reserved Matters process.

Various North West/Midlands (2010 - present)
Taylor Wimpey

Responsible for developing residential masterplans, producing Development Statements for site promotion and Design and Access Statements for planning applications. Providing Expert Witness services in relation to appeal work.

Land south of Chequerbent/Gibfield, Bolton/Wigan (2010 - 2021)
Peel Land and Property

Responsible for masterplanning sites for the purpose of site promotion in relation to the emerging Greater Manchester Spatial Framework.

Manse Farm (2011 - 2013)

Commercial Estates Projects

Responsible for co-ordination and production of the masterplan, Design and Access Statement, and LVIA for inclusion in an Environmental Statement for a 600 home and 2.5 hectare employment site located to the east of Knaresborough.

Pleasington Lakes, Blackburn (2009 - 2010)
Castleland Ltd

Produced a masterplan, Design and Access Statement, and Landscape and Visual Impact Assessment for an outline planning application for a 110 unit holiday village. Formally presented proposals to the Local Authority and councillors. Assisted at the public consultation event.

Liverpool International Business Park (2005 - 2010)
Peel Developments

Masterplanning, construction and maintenance of a 65ha business park. Responsible for the landscape detailed design, assisting with administration during construction, and management of the maintenance contract.