

JANUARY 2027

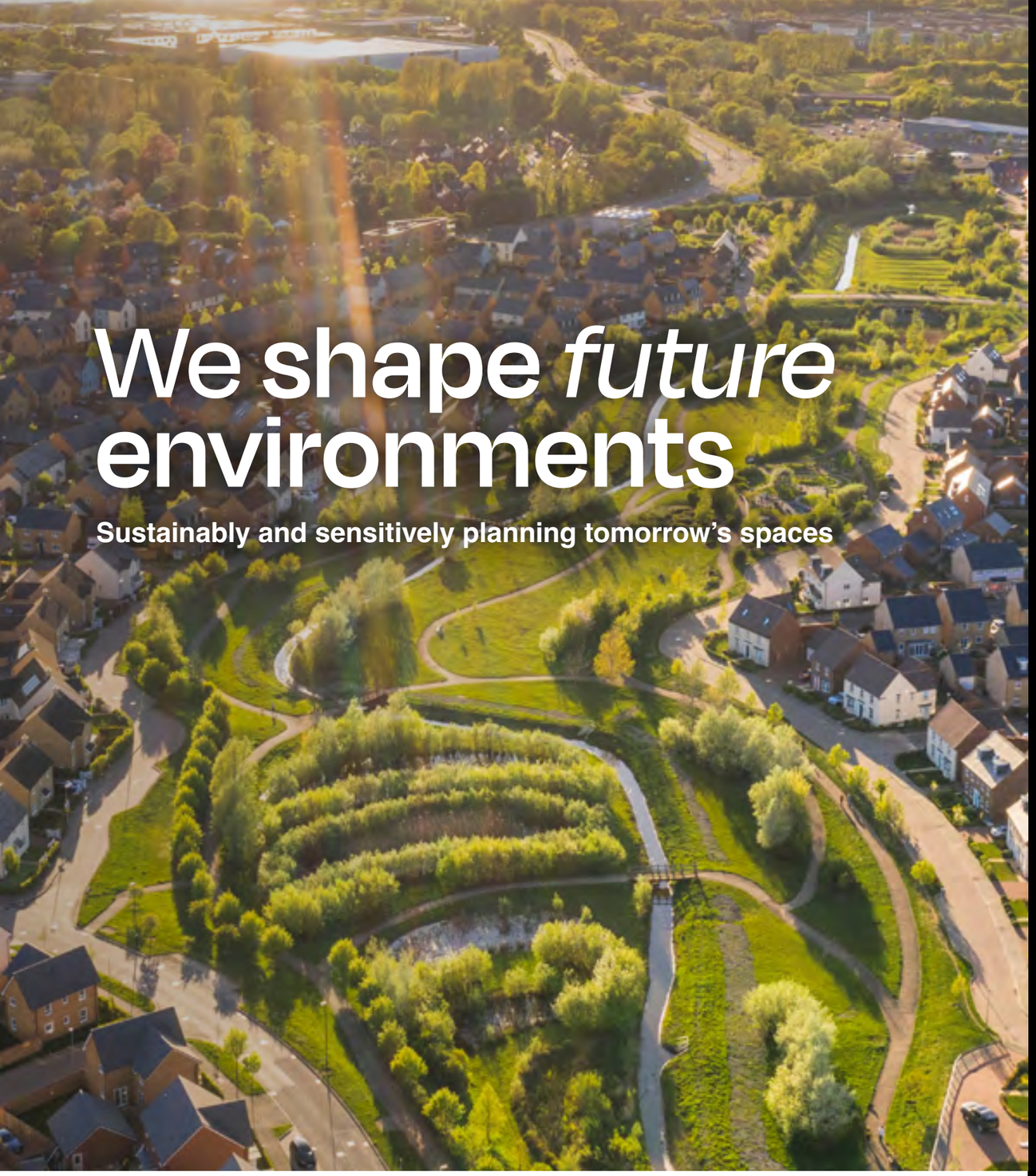
WEB DEV TEST

Planning | Design | Environment

Lanpro GROUP

Technical Services

Planning-led multi-disciplinary environmental consultants



We shape *future* environments

Sustainably and sensitively planning tomorrow's spaces

Lanpro | CARNEYSWEENEY | create

Lanpro GROUP

About

Formed in 2025, the Lanpro Group brings together three established planning, design and environmental specialists: **Lanpro**, **CarneySweeney**, and **Create Consulting Engineers**.

With over 40 years of experience and more than 6,000 successful projects delivered, we offer a proven, planning-led approach across the built and natural environment. This group-wide strategic mindset helps clients de-risk projects early and ensures we shape our technical services offering around what each site requires – whether that's a single specialist assessment or a full multi-disciplinary team of planners, architects, engineers, and consultants.

With 19 in-house disciplines, we bridge the gap between feasibility, planning, technical design, and environmental stewardship, helping to turn a concept into reality. Partnering with public and private sector clients across a wide range of industries and sectors, we combine national scope and technical capability with the agility, speed, and personal focus of a regional consultancy, enabling us to support any development, anywhere in the UK.

Over the following pages, you will find our full suite of technical services, key contact details, and featured project experience.

19
In-house disciplines

170+
Staff across the UK

40+
Combined years in business

*"Whatever the scale or complexity of a project, our ambition is the same – to **be the partner our clients can rely on**, from the first consultation through to the final handover."*

Chris Leeming
Chief Executive Officer (CEO)



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Acoustics

Controlling noise and vibration to support planning, enhance environments and protect wellbeing.

Our acoustic consultants recognise, evaluate and manage the adverse impacts of noise and vibration on people, buildings and the environment. As members of the Association of Noise Consultants (ANC), they provide expert support across the full development lifecycle. Whether engaged as a single discipline or working with others across the group, our acoustics team ensures noise and vibration are considered early enough to be truly integrated into a design, rather than something to purely mitigate later.





F-35 Infrastructure

RAF Lakenheath, Suffolk

Working with Kier and VolkerFitzpatrick, Create supported the enabling works for the F35 defence infrastructure programme by helping secure approval for a temporary construction compound near RAF Lakenheath. The site's proximity to Stone Curlew nesting grounds and active flight paths required careful coordination with planners and ecologists. Our mitigation strategy protected local biodiversity and safeguarded air operations, enabling the compound to proceed without delay.

Main Contact



Jody Blacklock

Technical Director

07850 620 304

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Services

Noise, Vibration and Dust

- Project Management
- Discharge of Section 61
- Bs6472 Human Perception to Vibration
- Liaison / Negotiation with Regulatory Authorities
- Predictive Noise and Vibration Modelling
- Noise And Vibration Assessments
- Noise, Vibration and Dust Management Plans
- On-Site Monitoring
- Mitigation, Design and Strategy

Building Acoustics

- Specialist Advice to Design Teams
- Sound Insulation Testing
- Ensuring Compliance with Building Regulations
- Site Inspection Services
- Remedial Measures

Environmental Acoustics

- Acoustic Modelling
- Construction Noise and Vibration Monitoring
- Ecological Noise Impact Assessments
- Mitigation Design and Strategy
- Noise Nuisance Investigations
- BREEAM / DREAM
- On-Site Monitoring

Occupational Noise

- Noise/HAV/ WBV Management Audits
- Noise at Work Awareness Training
- Workplace Risk Assessments
- Noise and Vibration Exposure Assessments
- Detailed Acoustic Design and Control Studies
- Mitigation Strategy and System Design

Air Quality

Assessing and mitigating air quality impacts to enable compliant, sustainable development.

From feasibility through to operation, we assess risks, identify mitigation and deliver robust, evidence-based guidance that stands up to scrutiny, supporting everything from complex masterplans and urban regeneration schemes to nationally significant infrastructure. Whether working alone or as part of a group offering, we ensure viable, cost-effective mitigation is built into a design from the earliest stages, rather than added on to satisfy a planning condition.





Images: **Chassey Studio**

Palmerstone Crescent
Enfield, London

Appointed as Air Quality Consultant in 2023, Create provided technical advice and dispersion modelling to support a 31-home residential development in Palmers Green. Our work assessed air quality impacts from the nearby North Circular Road and informed mitigation strategies to protect future residents. We also prepared a Dust Management Plan and Air Quality Assessment to support the planning application. The scheme, designed by Chassey Studio, was approved by Enfield Council's Planning Committee in April 2024.

Main Contact



Dr Saba Manzoor
Technical Director

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Services

Air Quality Planning

- Strategic Advice
- Project Direction and Coordination
- Environmental Management Plans
- Air Quality Assessments
- Odour Impact Assessments
- Odour Surveys
- Air Quality Surveys and Data Gathering
- Internal Air Quality Assessments
- AQMA Reviews
- Dust Management Strategies
- Environmental Impact Assessment Chapters
- Masterplan Input
- Expert Witness

Air Quality Design

- Air Quality Models
- DMRB and Air Dispersion Models
- Input into Fresh Air Ventilation Design
- MEP Specification Input
- Air Quality Mitigation Strategy and Design
- Dust Management Strategies

Construction Support

- Air Pollution Monitoring
- On-Site Monitoring
- National Air Traffic Services Assessments

Arboriculture

Protecting trees and plants to support sustainable, compliant development.

We provide the surveys, assessments and strategic advice needed to understand a site's tree and vegetation constraints and opportunities. Whether working alone on a project or as part of a broader group offering, our arboriculturists ensure trees are treated as design assets from the outset and not obstacles to be worked around. The result is a smoother path through planning and fewer surprises for the client.





Dogger Bank South
East Yorkshire

Lanpro's arboriculture team supported a Development Consent Order (DCO) application for an onshore cable route across East Yorkshire, connecting a 3GW offshore windfarm from Skipsea to a substation near Beverley. In line with EN-1 and EN-3 policy, tree surveys produced a Tree Survey Report and Outline Arboricultural Method Statement. A desk study identified high-value trees, including those under Tree Preservation Orders or recorded as ancient or veteran, before full surveys and a walkover covered the remaining route. This informed robust impact assessment and mitigation, while supporting ecologists in identifying "irreplaceable habitat" for Biodiversity Net Gain calculations.

Main Contact



Ryan Gledhill
Director of Arboriculture

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ryan.gledhill@lanpro.co.uk

Services

Plans, Surveys, & Assessments

- BS5837:2012 Tree Surveys
- Constraints and Opportunities Reports
- Feasibility Studies
- Tree Constraints Plans (TCP)
- Tree Condition Surveys
- Veteran Tree Assessments
- Woodland Surveys
- Tree Inventory & Asset Management
- Expert Witness
- Arboricultural Impact Assessments (AIA)
- Tree Impact Plans (TIP)
- Arboricultural Method Statements (AMS)
- Tree Protection Plans (TPP)
- Arboricultural Design Advice
- Masterplan Input
- Landscape Architect Collaboration
- Root Protection Area (RPA) Design
- Tree Retention & Removal Strategies
- Discharge of Planning Conditions
- NSIP / DCO Support

Construction Support

- Arboricultural Clerk of Works (ACoW)
- Site Supervision & Monitoring
- Pre-Commencement Site Meetings
- Contractor Toolbox Talks
- Protective Fencing Inspection
- Foundation & Excavation Monitoring
- Root Pruning Supervision
- Utility Installation Supervision
- Site Compliance Audits and Report

Tree Management

- Tree Management Plans
- Tree Maintenance Specifications
- Tree Work Specifications
- Woodland Management Plans
- Local Authority Tree Advice

Specialist Services

- Ash Dieback Assessments
- Oak Processionary Moth (where relevant)

Architecture & Masterplanning

Shaping high-quality, context-led design that responds to place and policy.

Our architects develop design proposals that respond contextually to their immediate locality and wider setting, working closely with planners, engineers, landscape and urban designers to deliver schemes that are both distinct and innovative. Acting as the lead designer, with or without group support, we ensure design decisions are grounded in the technical realities of a site from the start and ready to withstand scrutiny throughout planning.





Cambridge Operational hub
Cambridge, Cambridgeshire

This landmark scheme for Cambridge City Council combines the refurbishment of an existing building with a new-build extension, creating a unified facility for operational and office teams. The design supports the ‘One Council’ ethos and the Council’s net-zero 2030 ambition. Lanpro provided multidisciplinary architecture, landscape, historic environment and planning services. Together, these shaped a cohesive scheme with clear pedestrian routes, recreational space, increased biodiversity and a boulevard-inspired walkway connecting the two buildings.

Main Contact



Lanpro

Daniel Orford
Associate Director of Architecture

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Services

Design, Feasibility & Planning

- Strategic Masterplans
- Vision Documents
- Local Plan Representation Documents
- Detailed Site Analysis
- Outline Concept Masterplanning
- Capacity and Proving Site Layouts
- Feasibility Studies
- Client Briefing
- Community Consultation and Stakeholder Engagement
- Sketches / Visualisations
- Pre-Application Design Documents
- Design and Access Statements
- Design Documentation to Support Outline, Full or Hybrid Planning Applications
- Design Codes
- Spatial Planning
- Class Q and Paragraph 84 Residential Design
- Listed Building Design and Consents

Technical Design and Delivery

- Building Concept Design
- Building Detailed Design
- Technical Advisory
- Technical Design and Specifications for Building Regulations and Construction
- Interior Design
- Passivhaus / ‘eco’ design
- BIM Modelling
- Tender and Procurement
- Principal Designer (CDM and Building Regulations)
- Design Project Management

Civil Engineering

Delivering infrastructure that unlocks sites and supports efficient, buildable development.

Our civil engineers combine technical expertise with a clear understanding of how infrastructure supports communities and drives economic growth. Working alongside architects, planners and contractors – whether appointed independently or as part of a joined-up group approach – we deliver efficient and compliant designs built around tangible site constraints and client priorities. The result is infrastructure that performs, now and in the future.





Images: **Orsted**

Hornsea 3 Offshore Wind Farm
Norfolk

Having initially played a crucial role during the DCO stage, Create have since continued to work on Ørsted's Hornsea 3 providing multidisciplinary services, including civil engineering and clerk of works roles. Our remit has seen us support the onshore elements such as cable routes, landfall infrastructure, converter and substation facilities near Norwich. We have secured statutory agreements and coordinated utility diversion works with providers, carried out infrastructure design and drainage planning.

Main Contact



Barrie Anderson
Technical Director

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Services

Infrastructure Planning

- Initial Access Appraisals
- Mobility and Movement Strategies
- Flood Risk and Drainage Strategies
- Masterplan Development
- Existing Utilities Assessments
- Power and Energy Assessments
- Public Infrastructure Requirements
- Infrastructure Costings
- Infrastructure Development Plans
- Smart Infrastructure Strategy
- Communications / Data Strategy
- Expert Witness

Infrastructure Design

- Highway Design
- Transport Interchanges
- Car Park Design
- Mass Transport / Rail Design
- Sustainable Drainage
- Strategic Drainage Systems
- Waste Water Treatment Works
- Pumping Stations Design
- Utilities Design and Service Demands
- Utilities Surveys and Diversion Design / Protection Works
- Energy Infrastructure Power and Distribution
- Flood Defence Works
- River Management and Coastal Erosion
- Earthworks Design and Ground Reprofiling
- Asset Management and Maintenance Strategies
- Adoption Submissions (S38, S104, S106, S278)

Construction Support

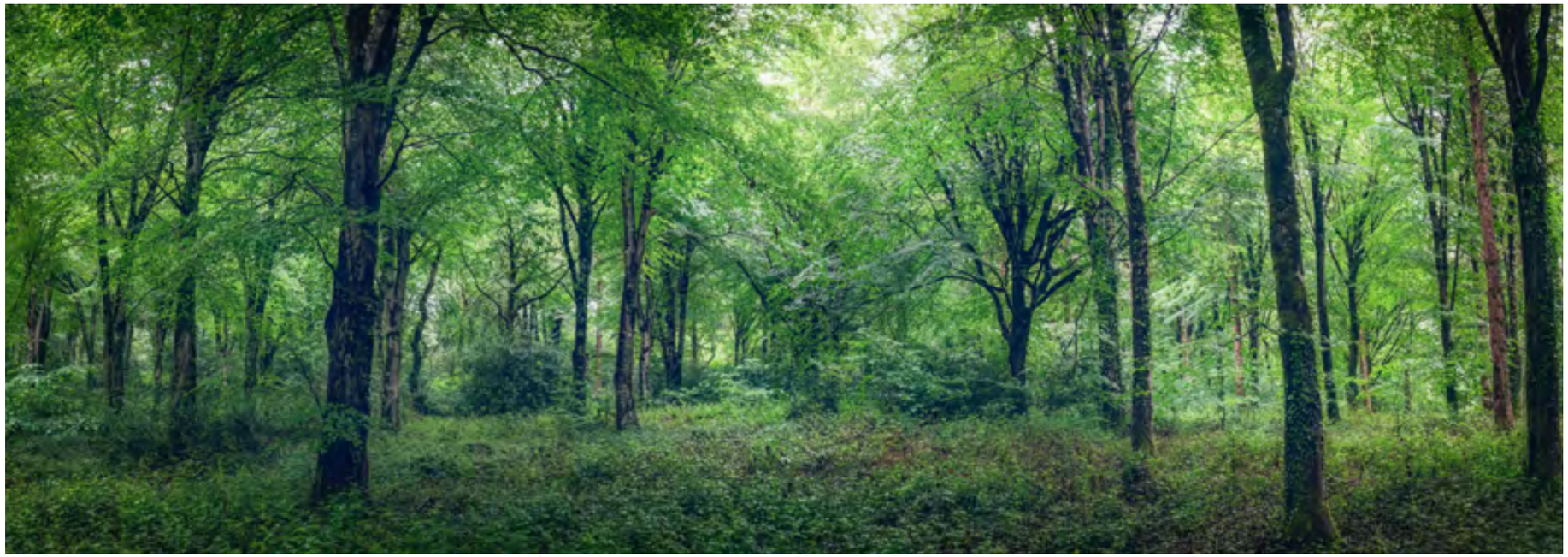
- Condition Surveys and Maintenance Inspections
- Infrastructure Resilience
- Contract Management
- Project Management
- CDM Consultancy Advice
- Site Supervision
- Clerk of Works

Ecology

Ecological evidence and biodiversity solutions that support consent and enhance natural assets and life.

We provide the surveys, assessments and strategic advice needed to understand a site's ecological constraints and opportunities. Whether operating as a standalone specialism or as part of the group on a multi-disciplinary scheme, our ecologists look to ensure that key considerations such as Biodiversity Net Gain (BNG) and habitat enhancement are built into schemes from the earliest stages.





Highway Scheme
Berkshire

Lanpro supported a client with ecology and BNG services for a new highway scheme in Berkshire, including baseline UKHab surveys, an Ecological Impact Assessment, BNG metric and report, and protected species surveys. Site constraints, including 0.45ha of woodland loss, meant BNG couldn't be satisfied on-site, resulting in a 79.92% net loss. The team assessed off-site options, achieving a 9.0HU gain through 1.25ha of woodland enhancement, delivering an overall 16.02% net gain. Two Habitat Management and Monitoring Plans were then developed, ensuring pragmatic, efficient delivery through close collaboration with the council.

Main Contact



Hannah Broughton
Ecology Director

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Services

Ecological Survey and Assessment

- Preliminary Ecological Appraisals (PEA)
- Protected Species Surveys (Bats, Great Crested Newts, Badger, Reptiles, etc.)
- Habitat Suitability and Phase 1 Habitat Surveys
- Ecological Impact Assessments (EcIA)
- Habitats Regulations Assessment (HRA)
- Protected Species Licensing
- Ecological Clerk of Works
- Expert Witness
- UKHab Habitat Survey
- River Condition Assessment
- Ornithology

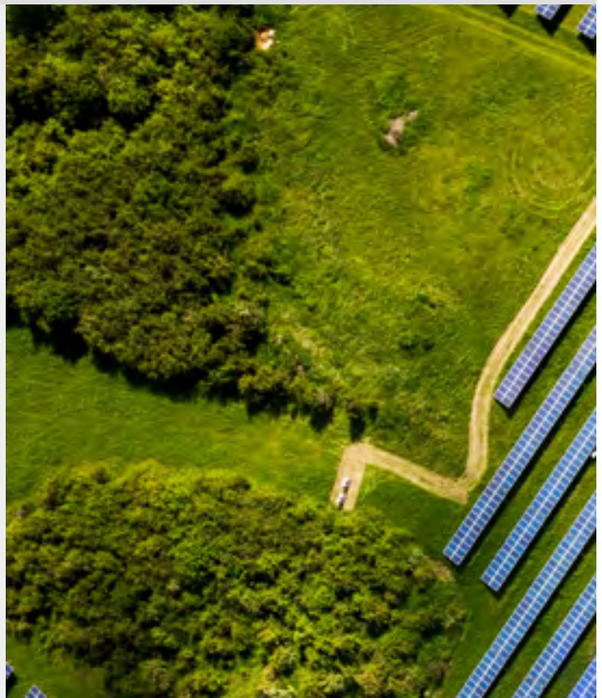
Biodiversity Net Gain (BNG) and Strategy

- BNG Metric Calculations
- Biodiversity Gain Plans
- Habitat Management and Monitoring Plans (HMMP)
- Ecological Management Plans (EMP)
- Habitat Condition Assessments
- Discharge of Ecological Planning Conditions
- Masterplan Input

Environmental Impact Assessment (EIA)

Coordinating robust, evidence-led assessments that withstand scrutiny and support consent.

Our EIA team advise clients and prepare the full range of documentation, from initial screening and scoping through to Environmental Statements (ES) and post-consent monitoring, coordinating specialist inputs across our in-house disciplines and external consultants to deliver a single, joined-up advisory and assessment service. The result is a smoother path through examination and a single point of accountability for the client.





West Burton and Cottam Solar Park

Lincolnshire & Nottinghamshire

Lanpro pursued Development Consent Orders for two Nationally Significant Infrastructure Projects in Lincolnshire and Nottinghamshire: the 600MW Cottam Solar Project with 600MW battery storage, and West Burton Solar Project, generating up to 480MW with 157MW storage. Spanning dispersed sites with grid connections into existing power stations, both projects supported UK carbon targets. Lanpro acted as lead consultant, providing planning, EIA, landscape, arboriculture, and historic environment expertise, and managing stakeholder engagement. Despite parallel Examinations increasing complexity, both projects were approved by the Planning Inspectorate.

Main Contact



Lanpro

Alistair Walker

Technical Director

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Services

EIA Advisory

- Environmental Planning Leadership and Strategic Advisory
- Public Consultation Support
- Stakeholder and Statutory Consultee Liaison
- Expert Witness
- Critical Friend / Third Party Review

EIA Management and Coordination

- EIA Screening and Scoping
- Document Management and Preparation
- Development Consent Order (DCO) Coordination
- Environmental Statement (ES) Preparation and Coordination
- Post-Consent Monitoring and Reporting
- Discharge of Planning Conditions / Requirements

Socio-Economics and Human Health

- Socio-Economic Impact Assessment
- Economic Impact Assessment
- Equality Impact Assessments (EqIAs)
- Health Impact Assessments
- Baseline Data Collection and Analysis

Geo-Environmental

Understanding ground conditions to inform design, reduce risk and optimise foundation solutions.

Our geotechnical engineers and environmental consultants combine technical excellence with practical problem-solving to address complex ground conditions, contamination and regulatory requirements. Whether appointed on their own or collaborating with group expertise, they ensure ground-related risks are identified early enough to inform design, reduce cost and programme risk for the client.





A21 Incident Response
Hastings, East Sussex

In January 2023 the northbound carriageway of the A21 was closed due to a landslide. Create were appointed by MJ Church Group to deliver incident response. Due to the location of the works, a quick solution was needed. Our team recommended the use of a gabion basket retaining wall, eliminating the need to install a drainage system. The basket was then backfilled to ensure structural support and stability. This simple solution enabled MJ Church Group to complete the repair work in just eight weeks.

Main Contact



Colin Buchanan
Technical Director

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colin.buchanan@createce.co.uk

Services

Geo-Environmental Planning

- Pre-Purchase Appraisals
- Stage 1 Desk Studies
- Mineral Management Planning
- Waste Management Strategies
- Appropriate Assessments
- Preparation of Local Plan Representations
- Basement Impact Assessments
- Ground Water Quality Assessments
- Seismic Assessments
- UXO Surveys and Advice
- Coal and Mining Impact Assessments
- Environmental Impact Assessment Chapters
- Expert Witness

Geo-Environmental Design

- Masterplan Input
- Stage 2 and Stage 3 On-Site Investigation and Testing
- Ground Radar / Penetration Surveys
- Full Range of On-Site Site Investigations
- Risk Assessment and Contamination Assessments
- Remediation Planning, Design and Validation
- Site Waste Management Plans
- Earthworks Design and Cut / Fill
- Specialist Ground Improvements
- Foundation Design
- Pavement Design
- Ground Water Modelling
- Water Quality / Silt Removal Studies
- Soakage and Permeability Tests BRE
- Slope Stability and River Bank Erosion

Construction Support

- Ground Gas Monitoring
- Ground Water Levels
- Earthworks / Compaction Monitoring
- Environmental Permits / Licenses
- Site Supervision of Earthworks and Ground Contamination Remodelling
- Subsidence Monitoring
- Validation Testing
- Third Party Reviews

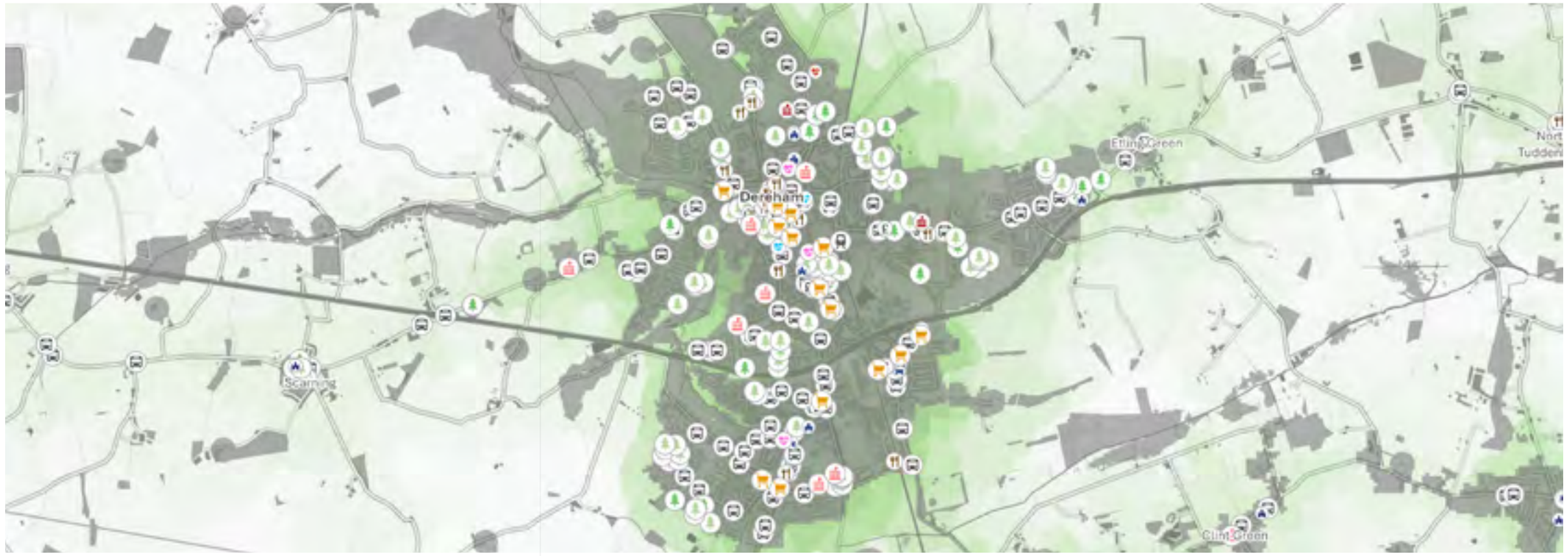
Geographical Information Systems

Turning complex spatial data into clear and actionable insight finding sites and enabling development.

Operating independently or embedded with the group, our GIS and spatial data specialists combine mapping, data analysis and digital tools to support site identification, constraints mapping and decision making across the development lifecycle, helping clients understand opportunity and risk from the earliest stages of a project.

Data Viewer
https://experience.arcgis.com





Housing Site Selector
Nationwide

This project showcases Lanpro's data and spatial analysis capabilities, designing digital tools to layer, interrogate, and weight data to identify the best greenfield sites for future land uses. We identified numerous sustainable, constraint-free sites for housing and leisure to be promoted through local plan review. Operating at district and UK-wide levels, our models identify optimal, well-connected sites, de-risking land acquisition and planning decisions while enabling robust comparison of alternatives, driving the shift to digital planning.

Main Contact



Alex Zirpolo
Principal GIS Consultant

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Services

Site Finding and Spatial Analysis

- Site Identification
- Land Appraisals
- Constraints and Opportunities Mapping
- Site Selection and Suitability Analysis
- Socio-Economic and Demographic Analysis
- Transport and Accessibility Mapping
- Zone of Theoretical Visibility (ZTV)
- LiDAR Mapping
- Light Impact Assessment Support

GIS Design and Delivery Support

- Masterplan Mapping
- Planning Application Plans
- DCO / NSIP Plan Production
- EIA Chapter Mapping Support
- LVIA / Landscape Mapping Support
- BNG and Habitat Mapping Support
- Data Visualisation
- Interactive Mapping and Web-Based Mapping Platforms
- Spatial Data Management

Historic Environment

Providing pragmatic, commercially-focused advice to help reduce archaeological and built heritage risks.

Our Historic Environment team provides the heritage assessments and archaeological advice needed to understand a site's historic environment constraints. The team can work as a standalone appointment or as part of a wider group service, ensuring heritage risks are factored into budgets and programmes from the outset, ultimately helping to avoid surprises on site when construction gets underway.





Melton West Business Park
East Riding of Yorkshire

Lanpro provided archaeological consultancy services for a large-scale commercial development in Melton, East Riding of Yorkshire. By identifying potential constraints at the earliest stage, we enabled the client to de-risk the site and budget effectively. Following negotiations with the local authority, a pragmatic and targeted mitigation programme was agreed, ensuring archaeological remains were properly recorded while minimising construction delays and costs.

Main Contact



Mitchell Pollington
Director of Historic Environment

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Services

Built Heritage

- Heritage Statements
- Heritage Impact Assessments
- Conservation Management Plans
- Listed Building Consent
- Design advice
- Historic Building Recording
- EIA - Screening and Scoping
- EIA - Cultural Heritage Chapters
- Statements of evidence
- Inquiries and hearings

Archaeology

- Scoping advice and Due Diligence
- Land promotion 'vision statements'
- Desk-Based Assessments
- Written Schemes of Investigation
- Geophysical Survey
- Fieldwork organisation and management
- Historic Building Recording
- Negotiation with LPAs
- EIA - Screening and Scoping
- EIA - Cultural Heritage Chapters
- Inquiries and hearings
- NSIP reports

Landscape Architecture

Creating sustainable landscapes that shape better places that balance people, place and nature.

Combining strategic planning with creative design, we deliver sustainable and climate-friendly environments that enhance communities, support biodiversity and add lasting value to projects. Our landscape architects coordinate and contribute to detailed landscape and visual assessments, either operating alone or working alongside group disciplines to deliver an integrated service from masterplanning through to detailed design.





DigiTech Factory
Norwich, Norfolk

Lanpro initially supported City College Norwich with its LEP funding bid before leading the planning submission and working alongside Coffey Architects to develop landscaping proposals for a state-of-the-art teaching facility. The design established clear pedestrian pathways, improved access for cyclists and vehicles, and reduced visual clutter across the site. Protected and important trees were retained, helping integrate the new development with its surroundings.

Main Contact



Lanpro

Chris Jackson
Director of Landscape Architecture

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chris.jackson@lanpro.co.uk

Services

Landscape Assessment and Planning

- Landscape and Visual Impact Assessments (LVIA)
- Landscape Character Assessments (LCA)
- Townscape Assessments
- Landscape Strategy
- Landscape Mitigation Proposals
- Masterplan Input
- Environmental Impact Assessment Chapters
- Expert Witness

Landscape Design and Delivery

- Landscape Design
- Public Realm and Open Space Design
- Masterplanning
- Biodiversity Net Gain Landscape Strategies
- Landscape Management Plans (LMP)
- Public Open Space (POS) Management Plans
- Detailed Landscape Specification
- Detailed Planting Plans
- Detailed Play Provision Design
- Discharge of Landscape Planning Conditions

MEP Building Services

Designing efficient, coordinated building services that enhance performance and occupant comfort.

Building services are fundamental to the functionality, safety and efficiency of every space. We design tailored solutions across planning, detailed design and construction. Whether appointed independently or as part of a coordinated group offering, our MEP team ensures building services are fully integrated with the wider design, reducing clashes, improving efficiency and helping to lower running costs for clients..



Image: **PFE Express**

PFE Express HQ
Witham, Essex

Built on a greenfield site adjacent to Waterside Business Park, this state-of-the-art, major logistics facility reflects PFE Express' continued growth, ambition, and commitment to operational excellence. Create's contribution spanned MEP Building Services, Acoustics, Sustainability (including BREEAM AP) consultancy to support design, compliance, and certification objectives – culminating with the confirmation of BREEAM 'Very Good' rating in December 2025.

Main Contacts



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Associate Director

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Associate Director

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Services

Mechanical and Electrical Building Services

- Mechanical / Electrical Design and Specification
- 2D and 3D Modelling
- Heating, Ventilation and Air Conditioning (HVAC) Design
- Building Management Systems Design
- Energy Conservation
- Emergency and Standby Power Systems Design
- Interior and Exterior Lighting Design
- Fire Detection and Alarm Systems Design
- Lightning Protection, Risk Assessment and Design
- Emergency Voice Communication and Voice Alarm System Design
- Security Systems
- Electrical Distribution Systems
- Wind Turbine and Battery Storage Systems
- Condition Surveys
- Services Infrastructure
- Photovoltaic (PV)
- Condition Improvement Fund (CIF) Bid Support
- Decarbonisation and Energy Saving Advice
- Bespoke MEP Commissions

Public Health Services

- Grey Water Systems
- Rainwater Harvesting and Recycling
- Above Ground Foul Water Drainage
- Domestic and Process Water Systems

Planning

Client-led planning for the built and natural environment, helping to enable developments no matter the scale or complexity of the challenge.

Planning expertise across the group is delivered by two complementary practices, united by a shared commitment to sustainable, commercially viable and deliverable placemaking. With direct access to 18 supporting disciplines across the group, Lanpro and CarneySweeney's planning offerings are highly bespoke, built from the earliest stages of a project to give clients both the technical rigour of a multi-disciplinary design and environmental consultancy, alongside the depth of a specialist planning practice.





Images: **Building Design Partnership**

John Innes Centre

Norwich Research Park, Norfolk

Lanpro are supporting the John Innes Foundation on the multi-phase redevelopment of the John Innes Centre, an international centre of excellence in plant science, genetics and microbiology research in Norwich. Lanpro provides planning, environmental, landscape and historic environment services, leading the Environmental Statement and key technical chapters. The Main Lab Building will be the UK's largest net zero carbon laboratory, uniting scientists in a multi-disciplinary "collaboratory" spanning chemistry, biology, physics and ecology. The landscaped research park links new research, office and horticulture facilities via a public gallery, with zero-carbon standards applied throughout.

Main Contacts by Region



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Lanpro

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Planning
Continued



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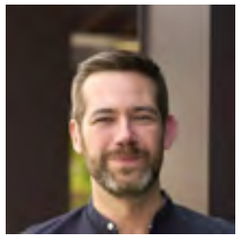

Lanpro

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Lanpro

Diane Ellis
Regional Director
Manchester

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Wembley Park
London

Wembley Park is one of the UK's largest regeneration projects, creating a new mixed-use neighbourhood with over 10million sq ft of commercial, residential, leisure and community development. Working with Quintain, the London Borough of Brent and the Greater London Authority, CarneySweeney have provided planning strategy and delivery support for more than a decade, securing permissions for four masterplans, approximately 8,000 homes, the London Designer Outlet, a Hilton hotel, Boxpark Wembley and the refurbishment of the Grade II listed Wembley Arena.



Lanpro

Richard Huteson
Regional Director
York

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Structures

Providing robust, efficient structural solutions that balance performance, cost and buildability.

Our structural engineers and technicians combine deep technical knowledge with creativity and practical problem-solving to deliver solutions that are both innovative and buildable. Whether appointed as part of a group package or working independently, we ensure buildability is placed at the forefront of the design team's mind.



East Coast House

Blakeney, North Norfolk

Working alongside Hudson Architects, Create provided Structural Engineering for this award-winning private home, which features traditional flint and other locally sourced materials. We collaborated closely with the architect to realise the open-plan layout, overcoming challenges posed by the stone and COR-TEN® clad walls. A visually unobtrusive gull-wing roof was designed, supported by six slender hollow steel columns just 139mm in diameter. Every element was carefully considered to deliver environmental benefit or complement the surrounding landscape.



Main Contact



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Technical Director

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Services

Structural Assessment

- Structural Surveys / Reinforced Autoclaved Aerated Concrete (RAAC)
- Pre-Purchase Appraisals
- Feasibility Studies
- Historical Building Advice
- Structural Failure Studies
- Cost-Effective Comparative Solution Studies
- Basement Impact Assessments
- Bridge Surveys
- Expert Witness

Structural Design

- Value Engineering
- Structural Analysis and Design (Eurocodes and British Standards)
- Multi-Storey and Deep Basement
- Foundation Design
- Marine Design
- Demolition Advice
- Retaining Wall Structural Design
- Bridge Design
- Extensions
- Party Wall
- Refurbishments and Remodelling
- Building Regulations Applications
- RC Detailing
- Subsidence and Underpinning

Structural Review and Construction Support

- Peer Review and Independent Checking
- Remedial Works Design and Advice
- Temporary Works Design
- Scaffolding Assessments
- CAT 3 Checking
- Sustainable Designs Options
- Approval Submissions to Network Rail / Basic Asset Protection Agreement (BAPA)
- National Highways Criteria

Sustainability

Driving low-carbon and high-performance buildings through integrated sustainability and energy strategies.

Our sustainability consultants provide impartial, evidence-based guidance to help clients meet and exceed their environmental objectives. We take a holistic view of each project, combining innovation with technical expertise to deliver measurable improvements. Whether working independently or alongside the wider group, we ensure targets such as BREEAM Excellent are embedded from the outset, rather than retrofitted to meet certification requirements.





Images: **Cambridge Investment Partnership**

Ironworks

Cambridge, Cambridgeshire

Create provided multidisciplinary services, including sustainability consultancy and BREEAM support, for the landmark Ironworks regeneration scheme in Cambridge, delivering 236 new homes – 50% of which are affordable. Initially appointed to support the planning application, we were retained through RIBA Stages 3–7. We prepared a Sustainability Statement, Overheating Assessment, and both BREEAM Pre-Assessment and Post-Construction Assessment, supporting the project's commitment to high-quality, sustainable urban living.

Main Contact



Sunanda Swain

Technical Director

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Services

Sustainability Planning

- Sustainability Assessments and Strategies
- Sustainable Design and Construction Statements
- Whole Lifecycle Carbon Assessments (Wlca)
- Circular Economy Statements
- Climate Change Risk Assessments
- Daylight / Sunlight Assessments
- Overheating Risk Assessments – Part O Compliance
- Life Cycle Assessments (Lca) Green Building Rating Systems (Mat 01 for Breeam)

BREAAM and LEED Services

- Licensed Breeam Assessors including: BREEAM UK Non-Domestic New Construction, BREEAM UK Non-Domestic and Domestic Refurbishment and Fit-Out, Breeam Communities, Breeam RFO and NC International
- Breeam Ap, Well Ap and Leed Ap Services
- Licensed Assessors for Code for Sustainable Homes and Home Quality Mark (Hqm)

Energy Design Services

- Energy Assessments and Strategies
- Part L Assessments
- Commercial Sbem Assessments
- Domestic and Non-Domestic Energy Performance Certificates (Epcs)
- Renewable Energy Feasibility Studies
- Decarbonisation Feasibility Studies
- Dynamic Thermal Modelling (Tm52 And Tm59)
- Tm54 Analysis for Operational Energy using Dynamic Simulation
- Passive Design Analysis, Lzc Studies, Daylight Analysis For Breeam
- Commissioning Specialist Manager for Breeam Int (Man 04)
- Thermal Bridges Assessment
- U-Value Calculations and Condensation Risk Analysis

Construction Support

- Construction Advice and On-Site Monitoring
- 'As Built' BRUKL

Transport & Highways

Creating practical, policy-aligned transport strategies that enable successful planning outcomes.

We provide specialist input and modelling during the earliest stages of a development, while also working through to detailed design and delivery. Our transport consultants combine technical expertise with a clear understanding of how people and goods move, ensuring developments function efficiently and support wider environmental goals. As part of the group or as an individual appointment, our Transport team ensures movement and access considerations inform the long-term viability and layout of a development.





Images:**Brown & Co**

Land West of Pine Tree Farm

Cromer, North Norfolk

Since 2022, Create has provided multidisciplinary services – including strategic transport planning – for this site allocated in Cromer's emerging Local Plan. The scheme proposes up to 500 homes, including affordable housing, accommodation for the elderly, public open space and sports pitches, with new pedestrian and cycle links to improve local accessibility. We prepared a Walking and Cycling Route Strategy, Travel Plan and Transport Assessment, working alongside Corylus Planning and project partners to deliver technical advice and reporting throughout the determination period.

Main Contact



Paul Zanna

Technical Director

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Services

Strategic Transport

- Mobility Strategies
- Town Centre Movement Assessments
- Strategic Transport Assessments
- Strategic Modelling (Ptv Vissim, Saturn, Emme/2)
- Masterplan Input
- Compulsory Purchase Orders
- Dco Applications
- Design Codes / Development Briefs
- Local Plan Representation / Core Strategies Regulation 18, 19
- Expert Witness

Transport Planning

- Site Specific Transport Assessments
- Transport Statements
- Sustainable Travel Plans
- Breeam Travel Plans
- Trics® Trip Generation Assessments
- Microsimulation Traffic Modelling
- Access Strategies and Masterplan Input
- Isolated Junctions (Picady, Arcady, Oscady)
- Coordinated Junction (Transyt, LinSig)
- Public Consultation
- Planning Appeals
- Construction Traffic Management Plans
- Environmental Statements
- Initial Access Appraisals

Sustainable Travel

- Local Cycling and Walking Infrastructure Plans (Lcwip)
- Social Impact Assessment
- Traffic And Parking Strategies
- Public Transport Strategies
- On Demand Travel
- Transport Coordinator Role
- Active Travel Corridor Design
- Multi-Modal Interchanges / Transport Hubs
- Public Realm Design

Utilities

Unlocking sites through coordinated utility strategies that reduce risk, cost and programme delays.

Whether working independently or coordinating with others across the group, we provide the feasibility, planning and procurement advice needed to secure the utility connections a site depends on. Our specialists have established relationships with local and national utility providers and work closely with authorities and project stakeholders to identify constraints and develop practical solutions. By coordinating requirements early, we help to both minimise delays and manage costs, ultimately unlocking sites for future development.





Images: **ARC: MC**

Data Centre

Basildon, Essex

Create was appointed by Caineal LLP in October 2024 to deliver a Utilities Assessment in support of an Outline Planning Application for a proposed data centre and associated infrastructure. The £1.3bn development has now secured approval. Located on a greenfield site of approximately 7.2 hectares, the 26,000sqm AI Data Centre itself will occupy land adjacent to the A127 and Old Nevendon Road in Wickford. We prepared the assessment, and evaluated the viability of connecting essential services to the site. This involved identifying the capacity of existing networks and any reinforcement or upgrades.

Main Contact



Ravi Narr

Associate Director

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Services

Utilities Feasibility

- Utility Assessment Reports
- Pre-Development Applications
- Point Of Connection Statutory Supplier Applications
- Budget Statutory Supplier Applications
- Feasibility / Viability Assessments
- Land Appraisals
- Utility Asset Plans
- Load Assessments
- Utility Surveys

Utilities Planning

- Firm Statutory Supplier Applications
- Temporary Builder Supplies
- Diversions
- Meter Removals
- Meter Installations
- Lowering And Protection Assistance
- Reinforcement Works
- Alterations and Disconnections
- Commercial Metering and Service Removal
- Build Over Agreements
- Renewable and Sustainable Energy Advice

Utilities Procurement

- New Connection Quotations
- Utilities Design
- Tendering Multi-Utility (Water, Gas, Electric, Fibre) Installation Quotation
- Substation Installation
- Fibre Enquires
- Nav Enquires
- Service Upgrades
- Single Gas Service Connections and Metering

Visualisation

Bringing schemes to life through compelling visuals.

We provide the visualisation services, interior and exterior renderings, and photography needed to bring a scheme to life for planners, stakeholders and communities. Whether appointed to work alone or as part of a group offering, our visualisation team ensures visuals are grounded in genuine design intent rather than generic imagery. The result is clearer communication and stronger support through consultation and consent.



Leven Carrs Wetland
East Yorkshire

Albanwise Environment commissioned Lanpro to prepare a feasibility study for a 645-hectare pilot Landscape Recovery Scheme in East Yorkshire. The project explores large-scale wetland habitat restoration, expanding provision from 135 to 622 hectares to support biodiversity net gain, species recovery and wider leisure and tourism opportunities. Lanpro prepared an indicative masterplan, drawings and visualisations to explain access, visitor and education opportunities. GIS supported the study through tourism and access analysis, including travel-time mapping, earnings and spend data, and deprivation mapping.



Main Contact



Lanpro

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3D Architectural Visualiser

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Services

Concept, Design and Engagement Visuals

- Live Design Sessions
- Option Comparisons
- Viewpoint Testing
- Early Illustrative Visuals
- Concept Renderings
- Sections and Elevations
- Massing and Daylight / Sunlight Visuals
- Masterplan and Aerial Visuals
- Landscape Growth Visuals
- Phased Visuals
- Before and After Visuals
- Public Consultation Exhibition Graphics

3D Visualisation and Technical Outputs

- 3D Exterior and Interior Renderings
- Animations
- Cinematic Fly-throughs
- Construction Sequences
- AVR / Verified Photomontages

Water & Flood Risk

Managing flood risk and water with intelligent, compliant solutions that protect and add value.

We provide integrated water and flood risk services across every project stage, combining technical expertise with a strong understanding of national and local policy. Our assessments and drainage strategies are practical and built to withstand regulatory scrutiny. Whether acting alone on a project or in tandem with other group disciplines, we ensure water and flood considerations are embedded into scheme, providing long-term certainty of programme, budget and asset value.





Thet and Little Ouse Natural Flood Management

Norfolk

Part of a wider Breckland renaturalisation initiative, this project introduced Natural Flood Management (NFM) interventions across nine sites along the Thet and Little Ouse rivers to restore chalk river ecosystems and reduce downstream flood risk. Create was appointed to provide specialist hydraulic modelling, flood risk analysis, GIS support and technical review to inform, test and refine site-specific NFM interventions across the catchment. We delivered a robust, evidence-based flood risk assessment to support nine site-specific Natural Flood Management (NFM) interventions, underpinned by detailed hydraulic modelling and iterative testing.

Main Contact



Claire Burroughs

Technical Director

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Services

Flood Risk

- Site Appraisals / Masterplanning
- Site Specific Flood Risk Assessments (FRAs)
- Strategic Flood Risk Assessments (SFRAS)
- Catchment Hydrology (ReFH 2, WINFAP)
- 1D and 2D Fluvial Flood Modelling
- 2D Coastal Inundation and Breach Modelling including Flood Hazard Assessment
- 2D Coastal Overtopping Modelling
- 2D Surface Water (Pluvial) Flood Modelling
- Natural Flood Management
- Flood Compensation Assessments and Design
- Flood Warning and Evacuation Planning
- Environmental Impact Assessment Chapters
- River Management Strategies
- Expert Witness

Water Resources

- Water Framework Directive Assessments
- Water Neutrality Assessments
- Nutrient Neutrality Assessments
- Water Resources Planning
- Water Demand Assessments
- Water Efficiency Studies
- Water Cycle Studies
- Grey Water / Black Water Systems
- Rainwater Harvesting Design
- Water Quality Assessments
- Lake Design and Remediation

Drainage and Water Design

- Surface Water Drainage Design and Sustainable Drainage Systems
- Foul Water Drainage Design
- Waste Water Treatment Works Design
- Potable Water Supply Systems Design
- Water Storage Design

Construction Support

- Discharge Consents and Flood Risk Activity Permits
- Surface and Groundwater Abstraction Licenses
- Ordinary Watercourse Permitting
- Surface Water Management

Lanpro GROUP

What

Lanpro, CarneySweeney and Create Consulting Engineers make up the Lanpro Group. Together, these three specialists strive to help clients unlock development and infrastructure opportunities of all scales across the UK through a planning-led approach.

How

Each company operates with its own identity and expertise, while working as one coordinated team when a project calls for it. This gives clients access to planning, design, environmental and engineering expertise – individually or through an integrated approach.

Who

We work with public and private sector clients across a wide range of industries. Our clients include private individuals, land and asset owners, housebuilders, food producers, retailers, energy providers, local authorities, contractors and developers.

Our Brands

Lanpro

Founded in 2008, Lanpro are multi-disciplinary environmental consultants and planners providing strategic guidance, specialist technical services and advice across planning and 8 further disciplines.

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CARNEYSWEENEY

Founded in 2019, CarneySweeney is a specialist planning consultancy with deep experience across development, regeneration, town centres, housing, commercial and mixed-use projects.

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create

Founded in 2009, Create are an engineering and environmental consultancy, providing strategic guidance, specialist technical services and advice across 10 disciplines.

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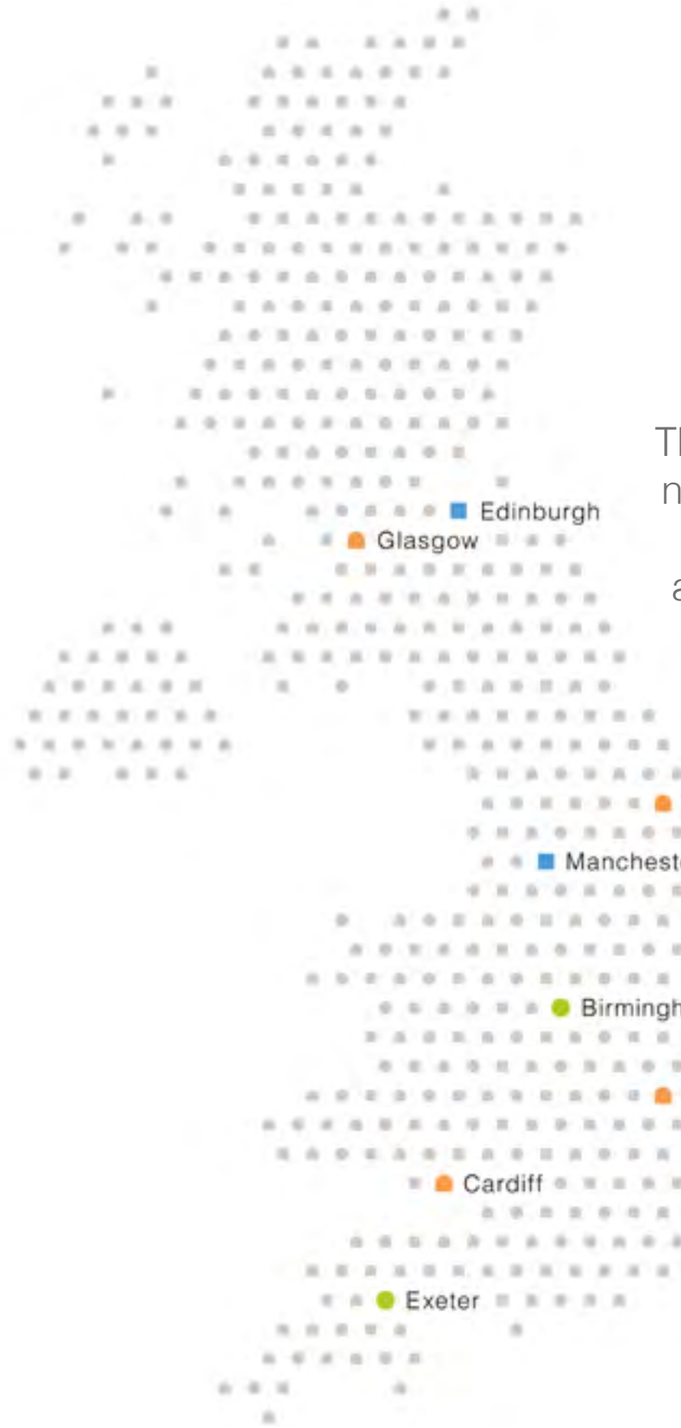

The Lanpro Group is nationally positioned to support projects anywhere within the United Kingdom.

Key Contacts

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Lanpro GROUP

- Acoustics
- Air Quality
- Arboriculture
- Architecture & Masterplanning
- Civil Engineering
- Ecology
- Environmental Impact Assessment (EIA)
- Geo-environmental
- Geographical Information Systems (GIS)
- Historic Environment
- Landscape Architecture
- MEP Building Services
- Planning
- Structures
- Sustainability
- Transport & Highways
- Utilities
- Visualisation
- Water & Flood Risk