



North West Bicester Eco-Town

Bicester

Role

Quod is providing ongoing strategic advice on this employment-led mixed use site. The scheme forms part of an eco-town proposal for 6,000 new homes and employment development to the north west of Bicester.

Quod was instructed on the project following refusal of planning permission in 2016. Key issues to be overcome related to the mix of commercial uses (which was not in full accordance with the Development Plan), the scale of development and its associated landscape impacts, access arrangements, and the delivery of strategic infrastructure to support the wider eco-town.

Quod coordinated a successful planning appeal and provided expert witness services at the Public Inquiry.

Alongside the appeal, Quod led the preparation and successful negotiation of two further planning applications at the site. Quod coordinated the preparation of the ES to support these applications and prepared the Socio-Economics chapters. Through strategic engagement with the local planning authority, we were able to minimise the scope of the EIA.

The locally granted planning permissions were used as a planning “fall back” for the appeal. By the time of the appeal, Quod had established common ground with the local planning authority on all matters apart from the scale of contributions required in connection with the delivery of strategic infrastructure and CIL compliance. Through the appeal, Quod secured more commercially preferable planning obligations and conditions compared to the locally granted consents.

Quod are now progressing minor material amendments and reserved matters for the first phase of employment development at the site on behalf of Albion Land.

We are also instructed to lead on the discharge of conditions and planning obligations in advance of commencement of development to enable early delivery of the schedule.

Description

Employment-led mixed use development

Client

Albion Land

Planning Authority

Cherwell District Council

Expertise

Planning	✓
CIL	
Environmental Planning	✓
Development Economics	
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Industrial & Logistics	
Retail & Commercial	