



A Quod project sheet

North West Bicester Eco- Town

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, strategic and community infrastructure, and employment development to the north west of Bicester.

Quod was instructed on the project following refusal of planning permission by Cherwell District Council in 2016.

We coordinated the successful planning appeal process and provided expert witness planning services at the Public Inquiry. We were responsible for the instruction of Leading Counsel and management of the appeal, including the preparation of evidence and management of the multi-disciplinary consultant team.

Alongside the appeal, Quod led the preparation and successful negotiation of two further planning applications at the site. These were both deemed EIA development by the Council; Quod coordinated the preparation of the Environmental Statements to support the applications and prepared the Socio-Economics chapter. Through strategic engagement with the local planning authority, we were able to minimise the scope of the EIA.

The further applications were used as a planning “fall back” for the appeal. Through the appeal, Quod secured more commercially preferable planning obligations and conditions compared to the locally granted consents, which had the effect of reducing the cost of planning obligations by circa £1 million.

We have subsequently negotiated further flexibility in the outline planning consent granted at appeal and secured reserved matters approval for the first phase of employment development at the site. Quod have been responsible for coordinating the design team throughout.

We are retained for the delivery stage of the project and work on reserved matters for the second phase of the commercial

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	
Retail & Commercial	
Industrial, Logistics and Warehousing	✓



development will begin soon.
