



## Adrian Fox Associate Director

BA (Hons) MTCP MRTPI )

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### Areas of expertise

Adrian is a chartered town planner with a wide range of planning experience, specialising in advising on retail and town centre development. This extensive experience in the retail planning sector has led to leading on providing planning advice to a wide range of public and private sectors. Adrian has also been called as an expert witness at public inquiries in respect of major retail development throughout the UK.

Adrian has a full understanding of the policy 'tests' in advising on retail and town centres matters, including addressing quantitative and qualitative need; dealing with the sequential approach to site selection and addressing retail impact.

Prior to joining Quod in 2014, Adrian advised numerous public and private sector, including leading on advising Sainsbury's Supermarkets Limited on all retail matters in respect of new stores as well as on their existing portfolio in the Home Counties, London, West Midlands and North West. In addition, Adrian advised over 30 local authorities throughout the UK on retail and town centre planning matters and in the production of their retail evidence base in support of Local Plan preparation.

This vast experience means that Adrian is well placed to advise on all retail and town centre matters, adding value to existing assets and providing robust evidence to support proposals within a sector where challenges from third parties is becoming an increasingly significant obstacle in securing planning consent.

### Key experience

**Meadowhall Expansion** – Led on addressing retail and leisure issues associated with proposals for a mixed-use extension (c. 53,000 square metres) of the existing regional shopping centre. Uses included leisure (including new cinema), retail, food and beverage uses, and other family-orientated leisure facilities.

### Key projects

Extension to Fosse Shopping Park, Leicester  
Meadowhall Expansion  
Raynes Park  
Birmingham Battery Site, Selly Oak, Birmingham  
Westgate, Oxford  
New Marks & Spencer 'Flagship store, Cheshire Oaks  
Biscuit Factory, Bermondsey  
Wandsworth Gas Works  
Waterloo International Terminal  
Biscuit Factory, Bermondsey

### Key clients

British Land  
Ediston  
TJ Morris Limited  
Next Group Plc  
Development Securities Plc  
Columbia Threadneedle  
Patrizia  
LandSec  
JP Morgan  
Aviva  
Grosvenor  
Aviva Investors  
Quadrant



Planning permission was granted in 2018.

**Fosse Shopping Park expansion** – Led on advising on retail planning matters related to planning permission being granted for a shopping park (c. 30,000 square metres) adjacent to the existing Fosse Shopping Park in Leicester.

**Biscuit Factory, Bermondsey** – Led on providing Grosvenor with strategic retail advice and preparing the relevant supporting retail evidence in respect of proposals for a mixed-use development, including more than 9,000 square metres of retail and leisure floorspace. Planning permission was granted in 2020 following call-in by the Mayor of London.

**Bushey Road, Raynes Park** – Planning permission granted for the comprehensive redevelopment to provide a new out-of-centre retail park of c. 14,000 square metres.

**The Colonnades, Purely Way, Croydon** – successfully obtained planning permission for a number of new retail and leisure developments within an out-of-centre location.

**Brookfield Centre, Broxbourne** – Advised JP Morgan throughout the Local Plan process in successfully protecting their existing asset from expansion of a competing scheme. Role involved appearing at the Local Plan Examination hearings, reviewing and updating the Council's retail evidence and providing strategic advice on the proposed approach.

**Pradera Limited** – On-going involvement in progressing a number of retail proposals that seek to maximize the value of existing assets together with advice on potential development opportunities.

**Sainsbury's Supermarkets Ltd** – Provided planning advice for one of the UK's leading supermarket operators. This comprised co-ordination and submission for a variety of schemes including new stores and extensions; advert applications; Section 73 applications; and representation and appearances at local plan hearings.

**Birmingham Battery Site, Selly Oak, Birmingham** – Acted as retail planning advisor to Land Securities in securing planning consent for the comprehensive mixed use development (including 17,000 square metres of retail floorspace, a life science campus and ) on a highly contaminated site in south Birmingham.

**Westgate, Oxford** – Part of the project team for the redevelopment of Oxford's Westgate Centre (circa 82,000 square metres of retail floorspace), which will create a new retail and leisure destination in Oxford City Centre. The redevelopment

**Meadowhall Expansion** – Led on addressing retail and leisure impact issues associated with proposals for a mixed-use extension (c. 53,000 square metres) of the existing regional shopping centre. Uses included leisure (including new cinema), retail, food and beverage uses, and other family-orientated leisure facilities. Planning permission was granted in 2018.

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**Ongoing Asset Management** – Advising on numerous assets including retail parks and shopping centres on a variety of retail and commercial proposals that seek to maximize the value of existing assets together with advice on potential development opportunities.

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