Zachary Bacon
Associate

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BSc (Hons) Geography with Economics MSc
(Hons) Local Economic Development (Distinction)

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Areas of expertise

Zach has over five years of experience working on socio-economic impact assessments and economic modelling for major mixed-use developments. His educational background includes a Geography with Economics BSc and Local Economic Development MSc, both at LSE.

Zach has a range of project experience working on both nationally important infrastructure projects and regionally significant residential and mixed-use developments. He specialises in spatial analysis, frequently working with a wide range of data, including economic, environmental, and demographic, to inform contextual understanding and optimise developments against strategic goals. This work is underpinned by skills in GIS mapping, statistical understanding and problem solving.

Zach has developed a strong understanding of the Community Infrastructure Levy (CIL) whereby he provides strategic advice as well as undertaking accurate financial modelling over the lifetime of complex multi-phased developments.

Key Experience:

Planning Advisory Service (PAS) – Use Class E Study- On behalf of the PAS and the DLUHC, Zach was part of Quod team that produced an evidence-based study on how the introduction of Use Class E has impacted town centres and high streets in England. This was broken down into two parts: A – a focused "on-the-ground", looking in detail at town centres and high streets and how the class E change has shaped their trends; and B - the practical and political challenges of implementation.

Zach led on Part A using a variety of sources and a robust methodology to look at both aggregate trends, and to select particular places for more focused study, starting with other 1000 town centres in a longlist, and narrowing down to a representative sample of 67.

Key clients

Berkeley Group
South West Water
EDF Energy
Gatwick
Mount Anvil
Countryside
Planning Advisory Service
Essex County Council

Key projects

Sizewell C
Royal Arsenal
Kidbrooke Village
Fulham Gasworks
Poplar Gasworks
Bow Common
Camden Goods Yard
Beam Park
Malt Street
Cavalry Barracks
Barnsbury Estate
The Oval Village

Essex County Council - Review of Town Centres and High Streets - Zach was part of the Quod team that reviewed the impact of the Covid-19 pandemic on the Essex's Town Centres and High Streets. This included the extent to which: the pandemic expedited long term trends; changed the way people live and work, and how they interact with local centres; and the extent to which the pandemic driven changes are expected to be temporary or permanent.

Zach played a key role in the strategic direction of the project from bid through to completion, leading on the methods of data collection and presentation. As part of this, he developed a bespoke model to analyse commercial databases. This allowed for data to be collected in real time for true analysis of pandemic effect compared to many industry standard datasets (e.g. BRES) where the most recent data at the time was still pre-pandemic.

Community Infrastructure Levy - Zach has worked on many significant multi-phased developments across the UK totaling over 50,000 new homes. These include: Fulham Gasworks, Poplar Gasworks and Bow Common (St William Homes); Camden Goods Yard (St George); Beam Park and Cambridge Road Estate (Countryside); Malt Street and Borough Triangle (Berkeley Homes South East London); Deptford Wharves (Lendlease); Cavalry Barracks (Inland); Paddington Green Policy Station and The Oval (Berkeley Homes Urban Renaissance); Barnsbury Estate and Bellamy Close (Mount Anvil); and Wembley Park and West Hendon Waterside (Barratt Homes).