



Catalyst Bicester

Role

Comprising the second phase of development at Bicester Gateway, Catalyst Bicester will develop the remaining area of this strategic allocation for knowledge economy industries, as well as an adjacent poultry farm.

The proposal is for flexible floorspace, suitable for a wide range of B1 uses including research and development, and advanced manufacturing. A health and racquets club, which will be operated by David Lloyd Leisure, forms part of the scheme and will complement and catalyse its delivery.

Quod has provided strategic advice to Albion Land and led preapplication engagement with the District and County Councils in advance of submission of a hybrid planning application. Through this engagement we have tightly scoped the submission to a commensurate level, and agreed the approach for calculating planning obligations to ensure they are properly related in scale, scope and kind to the likely impacts of the development. The latter was particularly important in the context of other development schemes being required to contribute to strategic highways infrastructure, and reducing the time taken to come to agreement post-submission.

We coordinated the multi-disciplinary team involved in preparing the application, including preparation of the Environmental Statement, and built a robust socio-economic benefits case to support the proposals. We also shaped the stakeholder engagement activities, ensuring these were appropriately targeted and conveyed the right planning messages to their audience.

Key planning issues to address through the submission have included the provision of a health and fitness club (a main town centre use) at the site, the mix of B1 uses that are required to attract knowledge industries, highways impacts, flood risk and biodiversity.

Description

Knowledge Economy Campus

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	