



# Industrial and Logistics

**Sustainable growth of essential  
economic infrastructure**

**Turley**

# Industrial and logistics: Planning insight and expertise

## Our role in delivering essential economic infrastructure.

The industrial and logistics sector has seen record-breaking take-up in recent years as a direct response to strong occupier-demand in key locations.

Despite recent economic challenges, the sector continues to evolve and is at the forefront of innovation and sustainability, thereby creating – and proactively planning for – an efficient supply chain.

The provision of modern industrial and logistics development must be viewed as ‘essential infrastructure’ relating to the manufacturing, storage, supply and delivery of retail, health, construction and industrial products.

The Government’s target for net zero emissions by 2050, the introduction of Investment Zones, and innovative proposals

for freeports, gigafactories, multi-storey industrial units, co-location schemes, re-shoring, green technologies, TV/film production, data centres, and “elec-tech” signal an exciting era for the sector.

Across the UK and Ireland, our track record of promoting and delivering small-to large-scale industrial and logistics schemes is second to none.

Working on behalf of a range of public and private sector clients, we continue to secure Local Plan allocations and planning permissions for modern, high-quality and innovative schemes; whilst providing leading advice on how projects can achieve sustainable growth, and contribute to social value initiatives.

# Sustainable Growth

Our Sustainability and ESG team works with high profile clients to maximise sustainability benefits, providing market leading advice on the roll out of Net Zero Carbon logistics, and ensuring new development is resilient to the effects of climate change.

The industrial and logistics sector has the potential to help drive forward sustainable, low carbon development which is resilient to the effects of climate change. We deliver a range of sustainability services for clients.

We are helping future-proof buildings, reducing carbon emissions in accordance with the UK Green Building Council (UKGBC) Net Zero Framework, including carrying out Life Cycle Assessments to reduce embodied carbon, which can contribute over 50% of a logistics building's lifetime emissions. Through carbon offsetting and the purchase of renewable energy, buildings can achieve net zero.

Through our contribution to IEMAs guidance on Climate Change Adaptation and Resilience, we are able to work with clients to ensure developments are resilient to climate change effects, reducing long term climate risks to buildings.

As Sustainability and BREEAM consultants, we work with clients through each stage of development to ensure sustainable design is inherent, where necessary securing certification for buildings.

Whole Life Carbon and supporting the objectives of the Circular Economy is an increasing objective for new development, and in line with guidance from the London Plan and UKGBC, we are helping clients ensure consideration is given to a buildings end of life.

# Thought Leadership

We remain at the forefront of sector-leading research, which is used by our clients, as well as industry bodies, to demonstrate the importance of positive planning for industry and logistics at national, regional and local Government levels.

## We sit on a number of industry boards including:

- British Property Federation Industrial Committee
- London Industry and Logistics Sounding Board (ILSB)
- New London Architecture (NLA) Industrial and Logistics Programme Champions



## Our published research includes:

- [Turley & ILSB \(2023\) Accelerating Logistics Towards Net Zero](#)
- [Turley \(2023\) Co-location in London: Is it still stacking up?](#)
- [Turley \(2022\) Co-location in London: Is it stacking Up?](#)
- [Turley \(2021\) Playing to our industrial strengths](#)
- [Tritax \(2020\) The Increased Importance of Logistics During Covid-19 and Beyond](#)
- [Tritax \(2020\) The Economic Contribution of Logistics in the Northern Powerhouse](#)
- [Tritax and BPF \(2020\) Delivering the Goods in 2020](#)
- [BPF \(2019\) What Warehousing Where](#)
- [SEGRO \(2017\) Keep London Working](#)
- [Turley \(2017\) Industrial Revolution](#)
- [BPF \(2015\) Delivering the Goods](#)



For more insights please visit our logistics web page

# Economics & Development Case Making

With the logistics sector often being misunderstood and unloved from a resident, member and council officer perspective, we regularly support clients to demonstrate not only the market need (to inform policy and plan making) but also the range of benefits which the sector can bring.

- We are experienced in undertaking employment land analysis and advising on market demand for land and floorspace in different geographies.
- We provide economic and social value strategy to inform scheme vision and delivery, as well as demonstrating the economic impact and social value of schemes as part of plan promotions, planning applications and site bids.
- We undertake in-depth analysis around particular issues such as labour market availability, job densities and occupation/skills.



# Our work across the UK and Ireland

We are active throughout the UK and Ireland in assisting developers, landowners, funds, investors and the public sector to deliver essential industrial and logistics projects ranging from modern business parks, warehousing and the refurbishment of railway arches, data centres, gigafactories, freeports, multi-storey schemes, and co-location masterplans (mixed residential and industrial).

This overview plan is a snapshot of some of the major projects we are advising on and a selection of detailed case studies are provided overleaf.

## England

### North

- 1 John Lennon Airport, Liverpool – Liverpool CC\*
- 2 Haydock Point North – St Helens MBC
- 3 Port Salford – Salford
- 4 Sheffield Business Park, Sheffield – Rotherham BC/Sheffield CC\*
- 5 GatewayEast, Doncaster Sheffield Airport – Doncaster\*
- 6 Fiddlers Ferry Power Station – Warrington BC
- 7 Basford West, Crewe – Cheshire East
- 8 Cuerdale, Preston – South Ribble Council

### Midlands

- 9 Panattoni Park, Nottingham – Broxtowe BC
- 10 G-Park, Ashby-de-la-Zouch – North West Leicestershire\*
- 11 Fradley Park – Lichfield DC
- 12 Mercia Park, Appleby Magna – North West Leicestershire\*
- 13 Hinckley Park, Burbage – Hinckley & Bosworth BC
- 14 Peddimore, Sutton Coldfield – Birmingham CC\*
- 15 M42 Junction 9, Curdworth/Wishaw – North Warwickshire BC
- 16 Arden Cross, Solihull – Solihull MBC
- 17 Stratford 46 – Stratford-on-Avon DC\*
- 18 Blythe Valley Park – Solihull MBC
- 19 Prologis Park, Pineham – West Northamptonshire
- 20 LGC Campus, Fordham – East Cambridgeshire DC\*
- 21 Towcester – West Northamptonshire
- 22 Worcester Six Business Park, Worcester – Wychavon DC\*

### South West

- 23 St Modwen Park, Gloucester – Stroud DC\*
- 24 Access 18, Avonmouth – Bristol CC

### South East

- 25 Stansted North, Essex – Uttlesford DC\*
- 26 Akzo Nobel – Slough BC
- 27 Prologis Park Luton – Luton BC
- 28 Mercure Site A31 – Hertsmere BC
- 29 Panattoni Park, Borehamwood – Hertsmere BC
- 30 Land at Jays Close – Basingstoke & Deane BC
- 31 Poyle Business Park – Slough BC
- 32 Land and Thorney Business Park – Buckinghamshire

### London

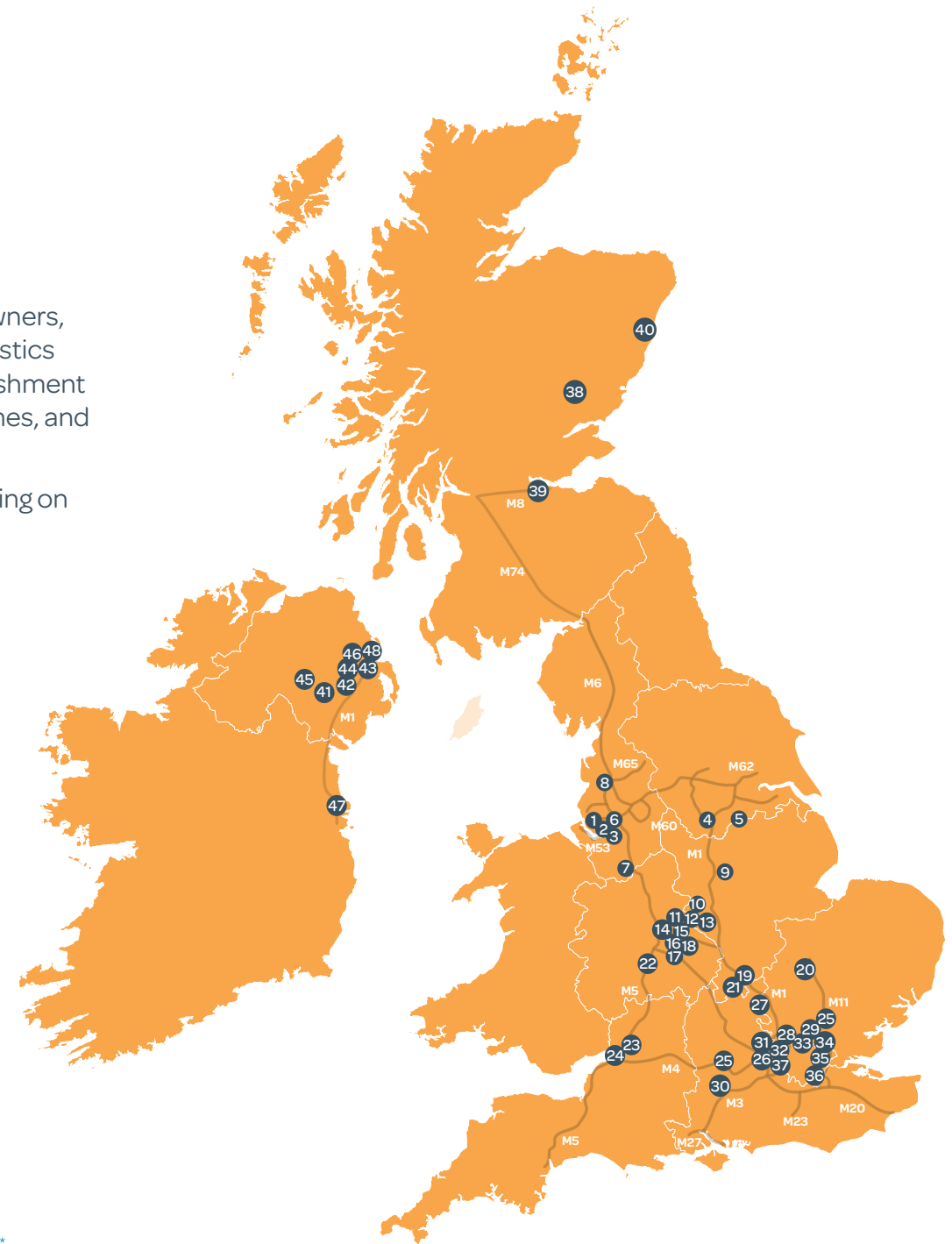
- 33 Edge, Baird Road – LB Enfield\*
- 34 Uplands Business Park – LB Waltham Forest\*
- 35 The Arch Co. Portfolio – Various LPAs\*
- 36 Rainham, Fairview Industrial Estate – LB Havering
- 37 West Cross House, Brentford – LB Hounslow\*

### Scotland

- 38 Coupar Angus, Fife - Perth and Kinross
- 39 Livingston, West Lothian - West Lothian
- 40 Port of Aberdeen, Aberdeen - Aberdeen City Council

### Ireland

- 41 Ulster Carpets, Portadown
- 42 Mulgrew Haulage, Calcuvy
- 43 Belfast Port, Belfast
- 44 Kingworks, Belfast\*
- 45 Capper, Dungannon
- 46 Portview HQ, Antrim Road, Mallusk
- 47 Unit C North Dublin Corporate Park, Swords, Co. Dublin
- 48 Ardagh Metal Packaging facility - Antrim & Newtownabbey\*



\*Indicates case study being provided overleaf

# Liverpool John Lennon Airport

## Expanding an international airport

We have advised Liverpool Airport Plc on expansion of the airport since 2004, providing strategic and tactical advice to ensure a positive framework for bringing forward individual development proposals. We acted as lead consultant in the preparation of the Liverpool John Lennon Airport Master Plan, and provided strategic and tactical advice on the positioning of the airport in local planning, economic and transport policy.

A long term airport Master Plan was adopted and subsequently reviewed, which provides for major expansion of passenger and cargo facilities, enhancing the airport's role as a gateway to the region.

We secured planning permission for a new multi-storey car park and a 155 bed hotel situated in front of the terminal.

We also secured permitted development approval for the erection of a cargo building.

The Master Plan, which will guide development at Liverpool John Lennon Airport over the next 20 years, was adopted following extensive dialogue with key stakeholders. It will inform the emerging Liverpool and Halton plans and facilitate ongoing expansion of the airport.

### **CLIENT**

---

Liverpool Airport Plc

### **LPA**

---

Liverpool City Council

### **STATUS**

---

Master Plan adopted

### **SERVICES**

---

Planning, Economics,  
Strategic Communications

### **SITE AREA**

---

c.128 ha

### **FLOORSPACE**

---

2,800,000 sq ft



# Sheffield Business Park

## Promoting development in the Sheffield City Region Advanced Manufacturing Innovation District / Global Innovation Corridor

Following original outline permission in 2007, we have been retained to provide ongoing advice in respect of the development's delivery. This included varying planning conditions attached to the original planning permission, to offer more flexibility to enable the scheme to be delivered in the context of very challenging economic circumstances.

We provided advice and secured permission for associated approvals pursuant in respect of the delivery of various phases of this development over a ten year period. We promoted part of the site through the Local Plan to secure removal from the Green Belt, and subsequently secured outline permission for further employment floorspace on this part of the site.

We have secured detailed permission for initial phases of development, a new distribution unit targeted at a national named operator, and now a Local Infrastructure Funded application to bring forward a prepared site.

We have also secured flexible permissions, most recently an outline permission aimed at the advanced manufacturing supply chain, including an extended period for implementation (ten years).

### CLIENT

Sheffield Business Park Ltd

### LPA

Rotherham Metropolitan Borough Council /  
Sheffield City Council

### STATUS

Planning permission granted

### SERVICES

Planning

### SITE AREA

7.43 ha

### FLOORSPACE

276,000 sq ft





# GatewayEast, Doncaster Sheffield Airport

## One of the most strategically important and nationally significant locations within the Sheffield City Region

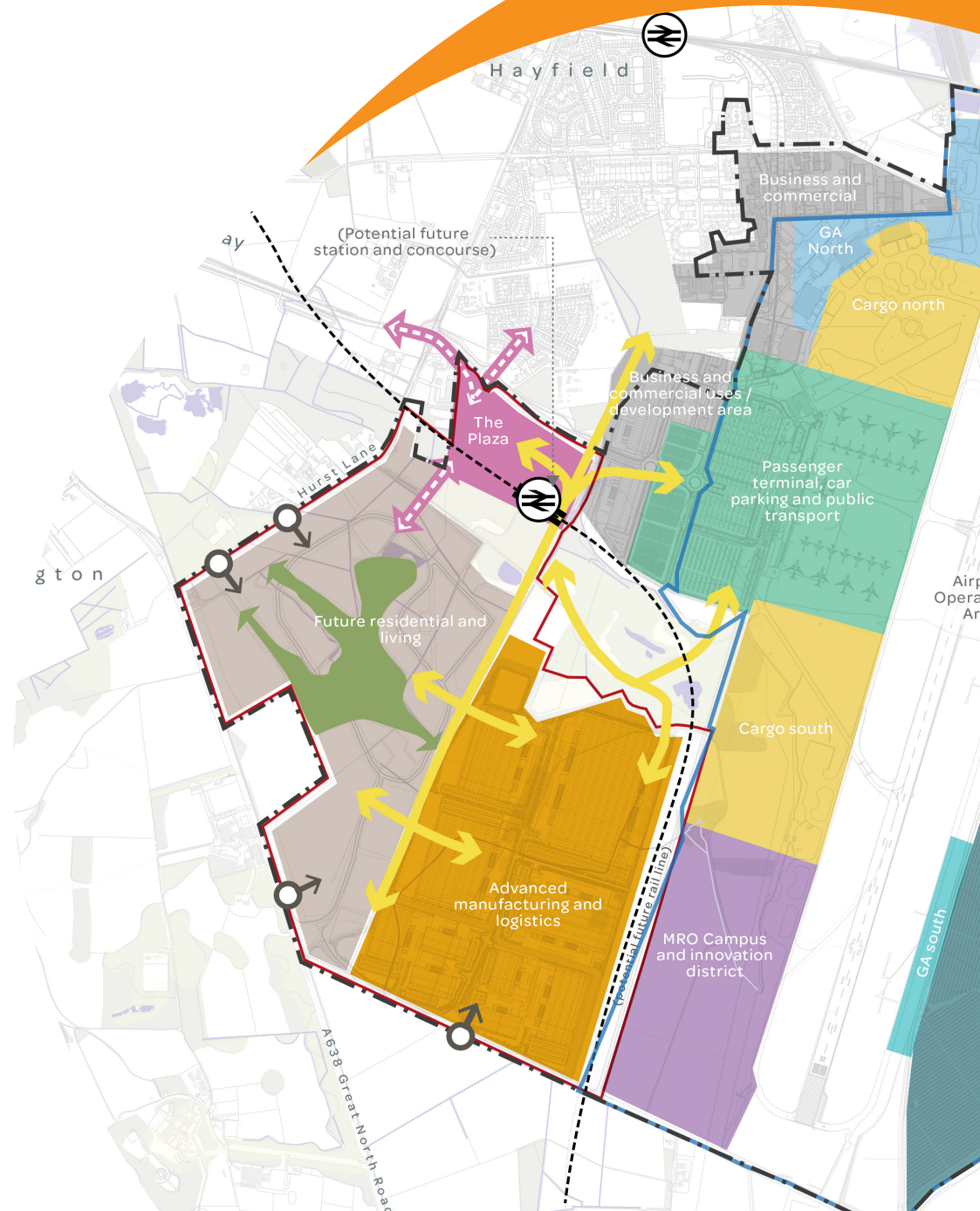
Doncaster Sheffield Airport (DSA) is one of the newest and fastest growing regional airports in the UK. It represents a significant economic asset for Doncaster, the Sheffield region and beyond. Its draft Master Plan seeks to transform the regional airport into a major intercontinental gateway and a significant mixed-use growth area (GatewayEast), which will include the provision of new airside and landside commercial development, housing, hotels, retail and community facilities.

Outline planning permission has been secured for the development of c.3.5 million sq ft of B1c / B2 / B8 floorspace for logistics, advanced manufacturing and research alongside the airport; and a planning application has recently been submitted to effectively provide a new town centre for the area which will include retail, leisure, commercial and community facilities.

GatewayEast will generate significant economic and employment benefits for the local area and wider region, including major new jobs during the construction and operational stages. GatewayEast is predicted to deliver over 10,000 jobs through the plan period and beyond.

<b>CLIENT</b>
Peel Holdings (Land and Property) Limited
<b>LPA</b>
Doncaster Council
<b>STATUS</b>
Ongoing

<b>SERVICES</b>
Planning, Sustainability and ESG, Economics, Strategic Communications
<b>SITE AREA</b>
86 ha
<b>FLOORSPACE</b>
3,500,000 sq ft



# G-Park Ashby

## Regenerating accessible brownfield land for high-quality logistics

We were appointed to secure planning permission for a high-quality strategic logistics facility involving the regeneration of a brownfield site on the outskirts of Ashby-de-la-Zouch in Leicestershire. Full permission was granted in 2012 for a rail-connected logistics building, but this scheme was constrained by HS2 with 13 ha being safeguarded for Phase 2b. It was therefore necessary to devise a re-configured scheme to allow for HS2.

We formulated a bespoke hybrid application to allow enabling works to proceed swiftly, whilst providing flexibility for the detailed design of development plots to be progressed through reserved matters approval. It was necessary to address several site constraints including ground contamination, protected species and habitats and a brook diversion linked to the River Mease SAC.

Planning permission was granted in January 2021, paving the way for a high-quality, strategic and sustainable logistics facility located on the strategic road network and within the “golden triangle” for logistics.

### **CLIENT**

---

GLP

### **LPA**

---

North West Leicestershire District Council

### **STATUS**

---

Planning permission granted

### **SERVICES**

---

Planning, Sustainability and ESG, Strategic Communications, EIA

### **SITE AREA**

---

27 ha

### **FLOORSPACE**

---

753,500 sq ft



# Mercia Park (J11, M42)

## Supporting sustainable logistics space at J11, M42

Mercia Park is a new logistics development providing space for Jaguar Land Rover's global logistics parts centre, and a new centre for international logistics firm DSV. We provided both sustainability and economics support to the project, supporting the preparation of the Economics and Climate Change Environmental Statement Chapters, as well as a sustainability statement demonstrating the economic and social benefits of the project and how it aims to protect and enhance the environment.

The sustainability, climate change and economic support demonstrated that the development will provide a range of socio-economic benefits to the local area, including 3,400 jobs and a contribution of £139 million GVA to the local economy.

The development has been designed to mitigate and adapt to climate change with buildings achieving, as a minimum, a 20% reduction in carbon emissions; incorporating measures to adapt to climate change.

### CLIENT

IM Properties Plc

### LPA

North West Leicestershire District Council

### STATUS

Planning permission granted

### SERVICES

Economics, Sustainability and ESG

### SITE AREA

96 ha

### FLOORSPACE

3,400,000 sq ft



# Peddimore, Birmingham

## A new economic asset for Royal Sutton Coldfield and Birmingham

We supported IM Properties Plc in their successful tender to act as Birmingham City Council's development partner. Since March 2018, our Planning and EIA teams have co-ordinated and managed a multifaceted consultant team to submit a complex hybrid planning application, with planning permission granted in summer 2019.

Our Sustainability and ESG and Economics teams led on a bespoke social value study to capture the way in which Peddimore will generate social value through local employment, buying local and securing partners in the community. In addition, our Sustainability team established the strategy for creating low carbon buildings and delivering BREEAM certification.

Peddimore will comprise best in class employment development, delivered through a landscape-led masterplan with high sustainability standards. It will address the needs of international, national and regional businesses in the industrial and logistics sectors.

The development will deliver extensive socio-economic and environmental benefits, including the creation of thousands of jobs, a significant uplift in productivity across the West Midlands, health improvements associated with increased work and training, enhancements to biodiversity and access to open space and nature routes.

### **CLIENT**

---

IM Properties Plc

### **LPA**

---

Birmingham City Council

### **STATUS**

---

Planning permission granted

### **SERVICES**

---

Planning, Heritage and Townscape, Economics, Sustainability and ESG, EIA

### **SITE AREA**

---

110 ha

### **FLOORSPACE**

---

4,160,000 sq ft



# Stratford 46

## A new business park for Stratford-upon-Avon

Since December 2017, our Planning team has co-ordinated and managed a planning strategy to secure flexible hybrid planning permission for an employment-led, mixed-use development. This has involved a proactive approach to pursuing a planning appeal whilst twin tracking a hybrid planning application to resolve complex issues related to onsite technical constraints and highways mitigation. Our Development Viability team produced a site-specific viability appraisal to negotiate planning obligations within the context of an unviable allocation and costly enabling infrastructure. In addition, our Economics team addressed national policy tests on retail impact and produced a bespoke economic statement demonstrating the need for employment land in the district, alongside an assessment of the economic impacts of the development scheme.

Stratford 46 will deliver much needed retail and employment floorspace on the strategic road network, facilitating the relocation of businesses from the Canal Quarter in Stratford-upon-Avon. It will make a significant contribution to the local economy with its capacity to accommodate 1,655 gross FTE jobs directly onsite when complete, and deliver an annual £100.7 million GVA contribution to the wider economy each year.

A sensitive and carefully planned landscape scheme will enhance the terrain through the retention of mature trees and hedgerows, in addition to the creation of structural landscaped edges acting as integral ecological corridors.

### CLIENT

IM Properties Plc

### LPA

Stratford-on-Avon District Council

### STATUS

Planning permission granted

### SERVICES

Planning, Economics, Development Viability, Retail Assessment

### SITE AREA

25 ha

### FLOORSPACE

909,550 sq ft



# LGC Campus, Fordham

## Creation of a business campus including the provision of expansion space for the existing LGC campus

We took a lead role in formulating a strategy for a hybrid (part full, part outline) planning application, which involved extensive pre-application engagement with key stakeholders including the council, highways authority and local parish councils.

We had a leading role in key stakeholder negotiations, especially regarding highways infrastructure mitigation and Section 106 obligations. We also worked on the parallel promotion of the site for the full range of employment uses at the East Cambridgeshire Examination in Public.

A committee resolution to grant was secured following successful completion of Section 106 Agreement. We added value for the client by cementing the principle of Use Class B8 (logistics) on the site, creating additional B1c, B2 and B8 floorspace, comprising a total of 32,000 sq m of additional employment floorspace. Public and local benefits included new and improved site access to minimise queuing from the site, additional bus stops, and roundabout widening.

### CLIENT

Hermes Property Unit Trust

### LPA

East Cambridgeshire District Council

### STATUS

Planning permission granted

### SERVICES

Planning, Heritage, Townscape and Landscape, Economics, Strategic Communications

### SITE AREA

14.22 ha

### FLOORSPACE

302,000 sq ft



# Worcester Six Business Park, Worcester

## An extended sustainable business park for businesses to thrive

We supported Stoford in their successful planning application to extend a business park next to junction six of the M5. The site is home to a number of companies, including Kohler Mira, Spire Healthcare, Cornelius, Kimal, and Materials Solutions.

At the end of 2021, Wychavon District Council approved the application enabling Stoford to provide up to a further 680,000 sq ft of floorspace on 61.18 acres of land, adjacent to Newtown Road.

Our Strategic Communications team delivered a wide-ranging public consultation programme. Relationships were established with ward councillors and local parish councillors, an interactive webinar was delivered with the project team and an ongoing digital portal was managed and kept updated for the community to access information.

### CLIENT

Stoford Developments

### LPA

Wychavon District Council

### STATUS

Planning permission granted

### SERVICES

Planning, Strategic Communications

### SITE AREA

24.76 ha

### FLOORSPACE

680,000 sq ft



# Quedgeley East Business Park (St. Modwen Park Gloucester)

## Large scale industrial and logistics development on former Ministry of Defence land

We have acted on behalf of St. Modwen for a number of years, providing planning input to deliver large scale industrial and logistics development at Quedgeley East (now known as St. Modwen Park Gloucester). The site includes a former RAF base and adjoining greenfield land in a prominent location. The proposals include the demolition of the existing buildings and the delivery of 85,000 sq m of employment uses. With the objective of enabling development at the earliest opportunity, we advised on a planning strategy. With technical input from the project team, we were able to demonstrate that no net traffic impacts would arise from the occupation of the first phase of development. This approach was approved by Highways England and the Local Highways Authority, enabling the agreement of bespoke planning conditions to be attached to the outline planning permission.

Outline planning permission was granted in November 2018 and reserved matters for Phase 1 approved in March 2019.

We continue to be the planning advisor on this project, with the submission of Phase 2 to take place in due course.

### CLIENT

St. Modwen

### LPA

Stroud District Council

### STATUS

Ongoing. Planning permission granted

### SERVICES

Planning

### SITE AREA

23.5 ha

### FLOORSPACE

911,500 sq ft





# Stansted North, Essex

A new Net Zero Ready logistics scheme for Stansted developed in line with an 'Exemplar' ESG strategy.

Stansted North is a multi-unit logistics development adjacent to London Stansted Airport in Essex. The site is being developed by Columbia Threadneedle Investments (CTI). CTI have been clear from the outset of the project on the level of focus on sustainability performance for the development and stated the importance of collaborative team work to ensure the proposals achieve an 'Exemplar' sustainability standard. Our Sustainability and ESG team are instructed to develop a market leading ESG strategy that would secure their vision for the development to be an 'Exemplar' in Sustainable Development upon completion.

The 'Exemplar' strategy includes achievement of Net Zero Ready, development of an ESG strategy supporting the UN Sustainable Development Goals, and the targeting of BREEAM Outstanding Mandatory requirements. As part of the Net Zero Ready strategy, the minimisation of embodied carbon was a high priority from the outset of the project and a number of options to lessen the carbon impacts of materials are being reviewed for inclusion into the design.

## CLIENT

Columbia Threadneedle Investments (CTI)

## LPA

Uttlesford District Council

## STATUS

Outline planning permission granted

## SERVICES

Sustainability and ESG

## SITE AREA

c.40 ha

## FLOORSPACE

c.21,000,000 sq ft



# Baird Road, Enfield

## Net zero urban industrial & logistics warehouse in Enfield

Acting on behalf of IM Properties, we have helped to secure full planning permission for the redevelopment of an urban industrial site in the London Borough of Enfield.

We provided Planning and Sustainability and ESG services for the scheme, Edge, which is IM Properties first speculative net zero building in the region, and will deliver modern, flexible industrial and logistics floorspace within one of London's largest Strategic Industrial Location's (SIL), together with ancillary office accommodation, operational yard space, and a high-quality landscaping scheme. The site is further located in Enfield's Placemaking area for Southbury, which particularly influenced urban design and landscaping strategies.

The building has the potential for occupiers to achieve Net Zero in Operation, through use of onsite renewables.

Work started in February 2023 on this 53,927 sq ft facility in a prime last mile urban logistics location, near junction 25 of the M25 with access to 1.86 million households within a 30-minute drive time. The Grade A building will target BREEAM Excellent, an EPC A+ rating and will be delivered as Net Zero Carbon in Construction and Net Zero Ready.

The all-electric building will also give occupiers the opportunity to achieve Net Zero in Operation through utilising the PV panels installed in the building. The maximum capacity of 7,470 sq ft will be installed, which can generate an additional 127 kwh of power, subject to weather conditions.

IM Properties is partnering with a green energy tariff provider to procure from renewable energy sources any additional requirements, in line with its future investment strategy.

Six EV charging points will be available initially with passive infrastructure to upgrade all parking spaces to 100% EV's. This will promote low carbon travel, alongside the provision of secure cycle storage and easy access to nearby public transport. Southbury Overground station is just a short distance away.

We continue to advise on post-determination matters including conditions, non-material amendments, Section 106 and CIL.

### CLIENT

IM Properties

### LPA

London Borough of Enfield

### STATUS

Planning permission granted

### SERVICES

Planning, Sustainability and ESG

### SITE AREA

0.79 ha

### FLOORSPACE

53,945 sq ft



# Uplands Business Park

## Meeting London's housing and employment land needs

In September 2022, we submitted a hybrid planning application for the comprehensive redevelopment of Uplands Business Park in the London Borough of Waltham Forest (LBWF).

The submission marked the culmination of our four-year involvement in the site. We took the lead in formulating a planning strategy for the proposals, which will form the centrepiece of the wider Blackhorse Lane Strategic Industrial Location (SIL) Masterplan Framework, prepared in collaboration with the Greater London Authority (GLA) and LBWF.

A pioneering example of the emerging 'Co-Location' development model, the proposals will deliver up to 1,800 new homes and 33,000 sq m of flexible, high-quality industrial and logistics floorspace within a new, vibrant and sustainable 15-minute neighbourhood. The proposed masterplan is knit together by a network of new green and public spaces, including the 6,000 sq m Wetlands Waterside Park. This will offer panoramic views of the neighbouring Walthamstow Wetlands – Europe's largest urban wetlands and a designated Site of Importance for Nature Conservation (SINC).

Through the use of innovative multi-storey – or 'stacked' – industrial buildings, the proposals provide for a significant intensification in industrial floorspace and the retention of existing onsite businesses, in line with key London and

Local Plan requirements. The industrial elements of the scheme have been carefully designed to meet the needs of occupiers, including in relation to access, floor-to-ceiling heights, and the provision of operational vehicle parking and yard space that, outside of working hours, can also be re-purposed as a venue for more public-facing activities such as cultural and leisure events.

We have continued to provide expert Planning and Economics advice throughout the post-submission period.

### **CLIENT**

NEAT Developments and BlackRock

### **LPA**

London Borough of Waltham Forest

### **STATUS**

Planning application submitted

### **SERVICES**

Planning, Economics

### **SITE AREA**

5.45 ha

### **FLOORSPACE**

349,400 sq ft



# The Arch Co. Portfolio

## Strategic overview and case-study focus on Bermondsey Junction

The Arch Company is the UK's largest small business landlord, serving thousands of business owners who make a unique and vital contribution to the UK and London economy. We act as lead planning advisors for the Arch Co. across their portfolio of 5,200 railway arches, business estates, former station buildings and other properties and significant land holdings, of which 60% are located within London, maximising their value through the planning system. Within London, we are working on multiple projects within Lambeth, Southwark, Tower Hamlets, City of London, Wandsworth, Waltham Forest and Lewisham.

The Bermondsey Junction project is a £10 million investment by the Arch Co. to bring 29 empty railway arches in Bermondsey back into use active employment and industrial uses, supporting 145 additional jobs to the local area. The site plays a key role in the delivery of the wider vision for Old Kent Road, with South Bermondsey identified in the draft AAP for intensified industrial uses to allow other industrial sites within the wider area to be released for much needed housing delivery.

We provided expert Planning and Strategic Communications advice for the project, which delivers over 65,000 sq ft of industrial, logistics and affordable workspace floorspace to an important Central London location, through the refurbishment of arches previously vacated for the construction of Thameslink.

### CLIENT

The Arch Company

### LPA

London Borough of Southwark

### STATUS

Planning application submitted

### SERVICES

Planning, Strategic Communications

### SITE AREA

0.79 ha

### FLOORSPACE

69,000 sq ft



# West Cross House, Brentford

## Transformative redevelopment of the former Firestone factory

We provided Strategic Communications support to L&G in relation to the development of the redevelopment of the former Firestone factory site on the Great West Road in Brentford, which was granted planning permission in June 2022.

L&G recognised the significance of the site from the outset, both in terms of local heritage and potential job opportunities. As a result, a multi-tiered engagement approach focusing on political stakeholders, community groups, and the wider community was devised.

Our Strategic Communications team was able to establish positive relationships with local ward councillors and resident organisations, which resulted in productive discussions and eventual design improvements, particularly regarding access, in direct response. As well as discussing the emerging scheme, comments were requested on the approach to consultation with the community, which resulted in the distribution scope for the promotional leaflet being increased. The public consultation was publicised through leaflet distribution aimed at the wider community and supported by an interactive project website.

### CLIENT

Legal & General

### LPA

London Borough of Hounslow

### STATUS

Planning permission granted

### SERVICES

Strategic Communications, Heritage and Townscape

### SITE AREA

1.25 ha

### FLOORSPACE

95,000 sq ft



# Kingsworks, Belfast

## A UK first for logistics and distribution

We secured planning permission on behalf of Titanic Quarter Limited (TQL) for a 340,000 sq ft logistics warehouse facility at Queen's Road, Belfast, Titanic Quarter. The proposals for a new state-of-the-art distribution facility were presented to a special meeting of Belfast City Council's Planning Committee and received unanimous support to approve.

The proposals, known as Kingsworks, comprise the erection of a modern double height storage and distribution building, associated van storage facility and site car parking, access and site works. The development is promoted by TQL in response to a specific end user requirement, and the proposal is the first of its kind in the UK to incorporate the component of a van storage (decked) facility and associated launch bays.

The proposed development comprises a 85,192 sq ft distribution warehouse, including 7,297 sq ft ancillary office accommodation, and associated van storage facility accommodating 479 spaces, loading bays and service areas.

### CLIENT

---

Titanic Quarter Ltd

### LPA

---

Belfast City Council

### STATUS

---

Planning permission granted

### SERVICES

---

Planning, Strategic Communications

### SITE AREA

---

4.42 ha

### FLOORSPACE

---

92,489 sq ft



# Ardagh Metal Packaging facility, Antrim & Newtownabbey

## New state-of-the-art £150 million beverage can plant

We provided expert Planning, Strategic Communications and Economics services for Ardagh Metal Packaging (AMP) for plans for a new beverage can manufacturing plant at Global Point, Newtownabbey near Belfast. We assisted the client with their site selection exercise in 2021. We then managed the pre-application discussion phase working with the LPA in co-ordinating meetings with all statutory consultees to agree the scope of technical assessments required to support a detailed planning application.

Planning permission was granted in August 2022, just four months after the submission of the planning application. The facility will manufacture metal beverage cans and be highly sustainable. It will provide 40,000 sq m of floorspace and is expected to create 160 direct jobs onsite, alongside 30 jobs indirectly through associated businesses. The site aims to be operational by 2023.

### **CLIENT**

Ardagh Metal Packaging (AMP)

### **LPA**

Antrim and Newtownabbey Borough Council

### **STATUS**

Planning permission granted

### **SERVICES**

Planning, Strategic Communications, Economics

### **SITE AREA**

6 ha

### **FLOORSPACE**

460,000 sq ft



# Key contacts

## Planning

### Midlands

---



**Mike Best**

Senior Director  
mike.best@turley.co.uk  
0121 234 9109  
07785 933 175



**Sam Lake**

Associate Director  
sam.lake@turley.co.uk  
0121 234 9115  
07557 265 683



**David Diggle**

Senior Director  
david.diggle@turley.co.uk  
0161 233 7634  
07920 862 592

### East

---



**Jon Burgess**

Director, Head of Cambridge  
jon.burgess@turley.co.uk  
01223 810992  
07779 012 476

### London

---



**Catriona Fraser**

Director  
catriona.fraser@turley.co.uk  
0207 851 40165  
07881 517 065



**Christopher Schiele**

Associate Director  
christopher.schiele@turley.co.uk  
0207 851 4035  
0779 539 6680

### South West

---



**Andrew Ross**

Director  
andrew.ross@turley.co.uk  
0117 989 7016  
07850 745 887

### South East

---



**Taylor Cherrett**

Director  
taylor.cherrett@turley.co.uk  
0118 902 2842  
07802 753 679



**Sara Dutfield**

Director,  
Head of Planning South East  
sara.dutfield@turley.co.uk  
0118 902 2835  
0791930 2022

### Scotland

---



**Colin Smith**

Director, Head of Planning Scotland  
colin.smith@turley.co.uk  
0131 297 0229  
07947 692 042

### Ireland

---



**Angela Wiggam**

Director,  
Head of Planning Ireland  
angela.wiggam@turley.co.uk  
028 9072 3910  
07920 862 500



# Key contacts

## Economics

---



**Amy Gilham**

Director, Economics  
amy.gilham@turley.co.uk  
0207 851 4019  
07709 184 086



**Richard Laming**

Senior Director, Economics  
richard.laming@turley.co.uk  
0161 233 7640  
07973 134 393



**Nick Jones**

Senior Director  
nick.jones@turley.co.uk  
020 7851 4011  
07747 782 029

## Sustainability and ESG

---



**Colin Morrison**

Senior Director, Sustainability and ESG  
colin.morrison@turley.co.uk  
0121 234 9122  
07827 352 711



**Paul White**

Director, Sustainability and ESG  
paul.white@turley.co.uk  
0121 234 9110  
07770 775 822



**Stephen Taylor**

Director, Head of Design  
stephen.taylor@turley.co.uk  
0161 233 7628  
07824 491 737

## Business Cases and Funding

---



**Andy Rumfitt**

Senior Director, Head of Business Cases and Funding  
andy.rumfitt@turley.co.uk  
07979 550 003



**Marc Timlin**

Director, Head of Heritage, Townscape and Landscape  
marc.timlin@turley.co.uk  
0207 851 5732  
07917 708 061

## EIA

---



**Andy Ricketts**

Director, Head of EIA  
andy.ricketts@turley.co.uk  
0121 234 9131  
0787 639 3383

# Who we are

Trusted independent advisors with restless ambition to shape a more sustainable future.

We work collaboratively with our clients to deliver places and communities that thrive.



# Locations

We are rooted in the places we work through social and business connections.

Our people invest in positive relationships with local authorities, influencers, communities and co-professionals across the UK and Ireland.

We bring local knowledge and networks.



# Our services

We offer expert advisory services for the built environment and beyond.

Combining professional expertise with in-depth market knowledge we work with clients to deliver thriving places and communities across all sectors.

We bring deep thinking; smart strategy; and expert delivery



**Belfast**  
**Birmingham**  
**Bristol**  
**Cambridge**  
**Cardiff**  
**Derry~Londonderry**  
**Dublin**  
**Edinburgh**

**Glasgow**  
**Leeds**  
**London**  
**Manchester**  
**Nottingham**  
**Reading**  
**Southampton**

**turley.co.uk**

**@turleyplanning**

**linkedin.com/company/turley**