

# G-Park Ashby



## Regenerating accessible brownfield land for high-quality logistics

### CLIENT

GLP

### LPA

North West Leicestershire District Council

### STATUS

Planning permission granted

### SERVICES

Planning, Sustainability, Strategic Communications, EIA

### Our role

- GLP appointed Turley in 2018 to secure planning permission for a high-quality strategic logistics facility involving the regeneration of a brownfield site adjoining Junction 13 of the A42, on the outskirts of Ashby-de-la-Zouch in Leicestershire.
- The site's historic use was coal processing and disposal, and it benefitted from a rail-connection but had lain derelict since 2004.
- 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 necessary to devise a re-configured scheme to allow for HS2 which required adjoining land, a new access, a brook diversion and removal of the site's rail connection.
- With HS2's detailed design for Phase 2b still evolving, we took the lead in engaging with them to ensure both schemes were consistent.
- The site is subject to several constraints including ground contamination, ecological habitats and protected species (including great crested newts) and requiring the diversion of a brook which was a tributary of the River Mease Special Area of Conservation (SAC).
- Our role was to prepare, submit and monitor the planning application through to a favourable determination.

### Results

- 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 approvals.
- The River Mease SAC designation and ground contamination required the detailed design and construction of the brook diversion to be carefully formulated, working closely with Natural England and the Environment Agency, and requiring an Appropriate Assessment.
- It was necessary to engage the local community following significant objections, including the town and parish councils and District Councillors, to convey the benefits.
- 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.
- The project presents a significant investment by GLP, creating almost 1,000 full time jobs, generating between £35 and £45m in annual GVA, and up to £2m in annual business rates.

**Turley**