



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 positive and growth-oriented changes for the industry in the new NPPF (December 2024), its emerging national industrial strategy (Invest 2035: The UK’s Modern Industrial Strategy), and the net zero emissions target by 2050,

alongside innovative proposals for freeports, gigafactories, last-mile and strategic freight & logistics, multi-storey industrial, co-location schemes, re-shoring, green technologies, TV/film production, data centres, digital infrastructure 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 (which are of increased importance) and planning permissions for modern, high-quality and innovative schemes; whilst providing leading advice on how projects can achieve sustainable growth, respond to economic needs, 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.

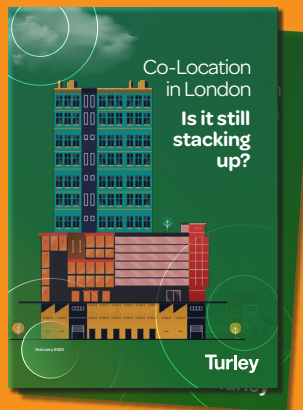
Whole Life Carbon and supporting the objectives of the Circular Economy is an increasing objective for new development, and in line with guidance from the London Plan and UKGBC, we are helping clients ensure consideration is given to a buildings end of life.

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
- British Chamber of Commerce Expert Planning Panel



Our published research includes:

- [Turley \(2024\) Co-location in London: stacking up or stalling?](#)
- [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).

England - North

- 1 Northern Gateway - Bury & Rochdale BC*
- 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 Fiddler's Ferry Power Station - Warrington BC*
- 7 Basford West, Crewe - Cheshire East
- 8 Cuerdale, Preston - South Ribble Council

England - 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 Thrive, Junction 9 M42 - 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*
- 23 Former Meaford Power Station - Stafford BC*

England - South East

- 24 Stansted North, Essex - Uttlesford DC*
- 25 Akzo Nobel - Slough BC
- 26 Hemel465, Hemel Hempstead - Dacorum BC
- 27 Mercure Site A31 - Hertsmere BC
- 28 Panattoni Park, Borehamwood - Hertsmere BC
- 29 Land at Jays Close - Basingstoke & Deane BC
- 30 Poyle Business Park - Slough BC
- 31 Land and Thorney Business Park - Buckinghamshire
- 32 Prologis Park - Luton*

England - South West

- 33 Indurent Park, Gloucester - Stroud DC*
- 34 Access 18, Avonmouth - Bristol CC

Wales

- 35 Project Dragon, Phoenix Wharf, Port Talbot - Neath Portal Talbot CBC*
- 36 Project Dragon, Gas Fermentation Facility, Milford Haven - Pembrokeshire CC
- 37 Electric Arc Furnace, Port Talbot - Neath Port Talbot CBC
- 38 High-tech Engineering Facility, Miskin, M4 Junction 34, Vale of Glamorgan

England - London

- 39 DPD Docklands - LB Newham*
- 40 Edge, Baird Road - LB Enfield*
- 41 Uplands Business Park - LB Waltham Forest*
- 42 The Arch Co. Portfolio - Various LPAs*
- 43 Rainham, Fairview Industrial Estate - LB Havering
- 44 West Cross House, Brentford - LB Hounslow*

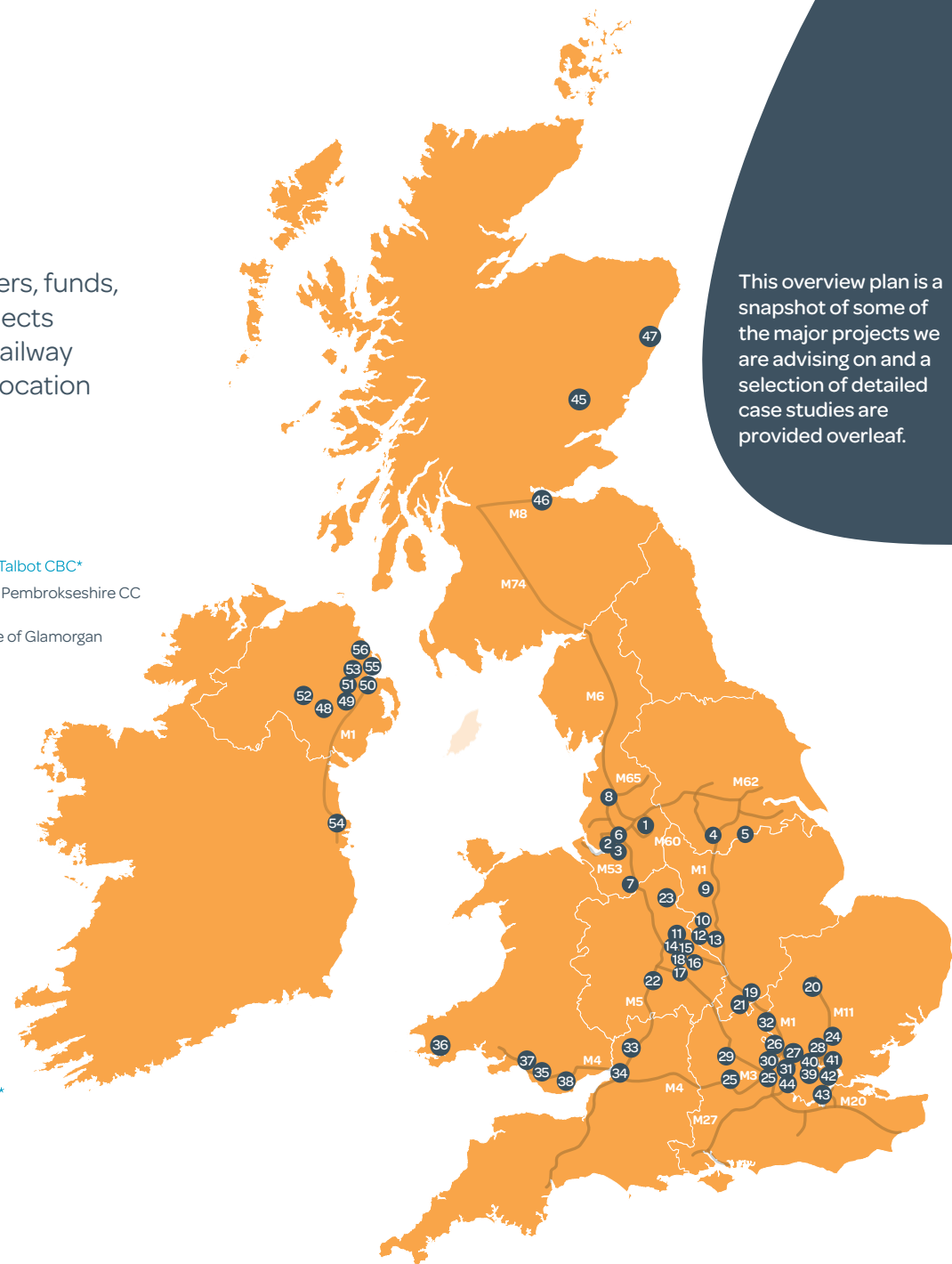
Scotland

- 45 Coupar Angus, Fife - Perth and Kinross
- 46 Livingston, West Lothian - West Lothian
- 47 Port of Aberdeen, Aberdeen - Aberdeen CC

Ireland

- 48 Ulster Carpets, Portadown
- 49 Mulgrew Haulage, Culcuy
- 50 Belfast Port, Belfast
- 51 Kingworks, Belfast*
- 52 Capper, Dungannon
- 53 Portview HQ, Antrim Road, Mallusk
- 54 Unit C North Dublin Corporate Park, Swords, Co. Dublin
- 55 Ardagh Metal Packaging facility - Antrim & Newtownabbey*
- 56 Nutts Corner - Antrim & Newtownabbey*

*Indicates case study being provided overleaf



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.

Northern Gateway

Delivering a nationally significant employment-led development in Greater Manchester

Appointed by the Northern Gateway Development Vehicle LLP (NGDV) to facilitate the delivery of Northern Gateway - a nationally significant and strategically important employment-led development. The site is allocated within the Places for Everyone Joint Development Plan (PfE), capable of delivering 1.2 million sq ft of employment (B2/B8) floorspace, and straddles the administrative boundaries of Bury and Rochdale.

We are working with Bury Council and Rochdale Borough Council to prepare a Development Framework for the Northern Gateway opportunity. Following consultation, the Development Framework will be adopted by both councils as a Supplementary Planning Document and will be used to guide all future planning applications relating to the site.

The scale and location of the site will help to deliver inclusive growth across the city region and significantly boost the competitiveness of the northern parts of Greater Manchester. The site is one of few opportunities in the UK that can support a 'giga-scale plus' opportunity.

CLIENT

Northern Gateway Development Vehicle (joint venture between Russell LDP and Harworth Group)

LPA

Cross Boundary - Bury Council and Rochdale Borough Council

STATUS

Ongoing

SERVICES

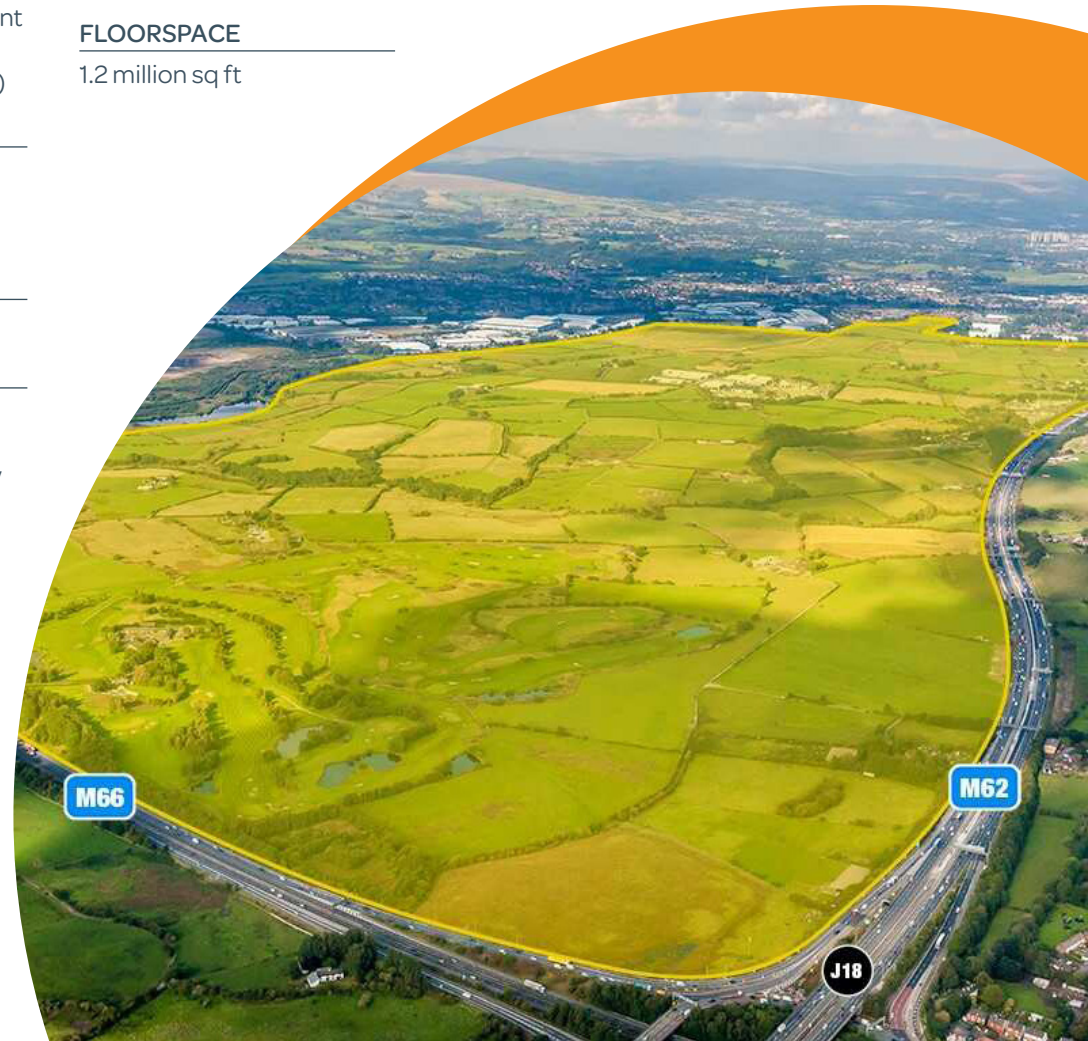
Planning, Design, Heritage and Townscape, Economics, Sustainability and ESG, EIA, Creative Design

SITE AREA

c.634 ha

FLOORSPACE

1.2 million 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

3.5 million sq ft



GatewayEast, Doncaster Sheffield Airport

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

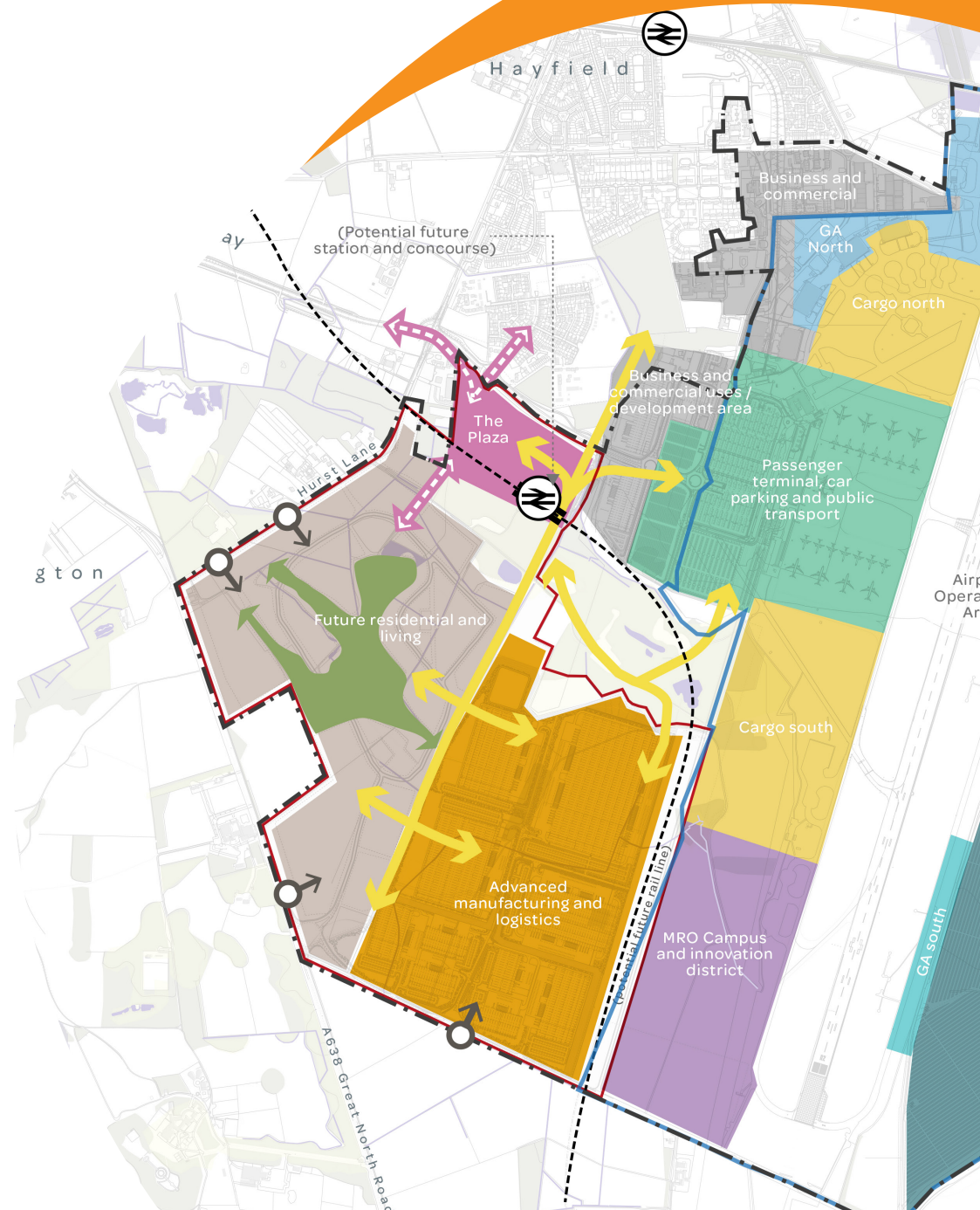
Doncaster Sheffield Airport (DSA) is one of the newest and fastest growing regional airports in the UK. It represents a significant economic asset for Doncaster, the Sheffield region and beyond. Its draft Master Plan seeks to transform the regional airport into a major intercontinental gateway and a 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.

CLIENT
Peel Holdings (Land and Property) Limited
LPA
Doncaster Council
STATUS
Ongoing

SERVICES
Planning, Sustainability and ESG, Economics, Strategic Communications
SITE AREA
86 ha
FLOORSPACE
3.5 million sq ft



Fiddler's Ferry Power Station, Warrington

Comprehensive redevelopment of the former Fiddler's Ferry Power Station

We are appointed by Peel NRE to provide Planning and Sustainability & ESG services for the redevelopment of the former Fiddler's Ferry Power Station (FFPS) site in Warrington. The FFPS site is the largest brownfield site in the Warrington Borough, and of the largest redevelopment opportunities in the country. Its potential to contribute towards economics growth and local regeneration objectives is unparalleled.

We are co-ordinating the preparation of a Development Framework, which will guide the future of the site, identifying strategic design principles and parameters as well as establishing a delivery and phasing framework.

We have submitted a full planning application for the first phase of employment development, which will deliver approximately 1.38 million sq ft of B2/B8 floorspace on 38.82 ha of land currently occupied by the former coal stockyard.

CLIENT

Peel NRE

LPA

Warrington Borough Council

STATUS

Ongoing

SERVICES

Planning, Sustainability and ESG

SITE AREA

38.82 ha

FLOORSPACE

1.38 million sq ft



Thrive, Junction 9 M42

A strategic and future-facing employment park for emerging clusters

We have been strategic advisors on Thrive for almost a decade.

Primarily, this has focused on securing the removal of the site from the Green Belt to provide a new home for high-value businesses to deliver jobs, skills, economic growth and social value to North Warwickshire and the West Midlands.

Our role spans multiple services including Planning, EIA, Sustainability & ESG, Economics and Heritage & Townscape. Each service has played a significant role in promoting the site through the plan-making process to date, including expert written and oral evidence at examination of the North Warwickshire Local Plan, and strategic advice on the site's promotion through the emerging Employment Development Plan Document.

Concurrently, we are preparing a hybrid planning application to demonstrate "very special circumstances" to allow development in the Green Belt. This will include space for advanced manufacturing, research and development and logistics, as well as a mobility hub and central amenities zone. Approximately half of the site will comprise high-quality green and blue infrastructure, delivering biodiversity net gain on-site.

Our strategic role is shaped by IMP's vision to create a place which sets new standards across built form, sustainability, natural capital and community benefits.

CLIENT

IM Properties
Development Ltd

LPA

North Warwickshire
Borough Council

STATUS

Ongoing

SERVICES

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

SITE AREA

123 ha

FLOORSPACE

c.3.1 million sq ft



Image courtesy of UMC Architect

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
Development Ltd

LPA

North West Leicestershire
District Council

STATUS

Planning permission
granted

SERVICES

Economics,
Sustainability and ESG

SITE AREA

96 ha

FLOORSPACE

3.4 million sq ft



Peddimore, Birmingham

A new economic asset for Royal Sutton Coldfield and Birmingham

We supported IM Properties 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
Development Ltd

LPA

Birmingham City Council

STATUS

Planning permission
granted; part complete

SERVICES

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

SITE AREA

110 ha

FLOORSPACE

4.16 million sq ft



Former Meaford Power Station

Redeveloping a former power station

We are advising Indurent (formerly St. Modwen Logistics) on planning work associated with the redevelopment of the former Meaford Power Station in Stafford Borough. We are currently dealing with applications to facilitate delivery of this complex and constrained site in the Green Belt, following approval of outline and reserved matters for over 1,000,000sq ft of industrial and logistics floorspace.

CLIENT

Indurent (formerly St. Modwen Logistics)

LPA

Stafford Borough Council

STATUS

Ongoing

SERVICES

Planning

SITE AREA

30 ha

FLOORSPACE

1 million 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 Development Ltd

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



Project Dragon, Phoenix Wharf, Port Talbot

Planning, project management and Environmental Impact Assessment for a new alcohol-to-jet fuel production facility

The team is working closely with officers at Neath Port Talbot County Borough Council and Natural Resources Wales. The Pre-Application Consultation (PAC) follows a period of early consultation on the plans which was held in May and June 2023. We are leading on Planning, Project Management and Environmental Impact Assessment for LanzaTech.

The facility, which would be located at Crown Wharf in Port Talbot, would produce about 100 million litres of sustainable aviation fuel per year, around 10% of the sustainable aviation fuel that the UK plans to use by 2030. Sustainable aviation fuel reduces the production of greenhouse gases by more than 70%. This is expected to create over 150 full-time jobs, including 85 jobs on-site alongside further employment in the supply chain.

The c.£350 million project is being delivered in conjunction with the South Wales Industrial Cluster.

The project will deliver a strategic investment in a new alcohol-to-jet fuel production facility in Port Talbot.

A planning application was submitted in November 2023 and a resolution to grant approval was secured at committee in March 2024.

CLIENT

LanzaTech UK Ltd

LPA

Neath Port Talbot County Borough Council

STATUS

Resolution to grant approval

SERVICES

Planning, Strategic Communications, EIA, Landscape and VIA, Economics, Sustainability and ESG

SITE AREA

17.98 ha

FLOORSPACE

c.24,000 sq ft
(excluding all machinery/plant)



Quedgeley East Business Park (Indurent Park Gloucester)

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

We have acted on behalf of Indurent (formerly St. Modwen Logistics), for a number of years, providing planning input to deliver large scale industrial and logistics development at Quedgeley East (now known as Indurent 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.

Following outline planning permission being granted in November 2018, reserved matters have been approved for Phases 1 & 2 with Phase 1 approved in March 2019 and Phase 2 approved in July 2022.

CLIENT

Indurent (formerly St. Modwen Logistics)

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 million sq ft



Prologis Park, Luton

New multi-phase industrial & logistics park in Luton.

We worked with Prologis and the wider project team to develop a vision which secures the revitalisation of a key employment site near Luton town centre and gained hybrid planning permission for a new high quality logistics and business park which represents a multi-million pound investment into the town. We provided expert Planning, EIA, Sustainability, Townscape and Economics services for the 17-acre site which will be a phased development, with an initial focus on demolition, groundworks and rejuvenating the River Lea.

Planning permission has been put forward in stages – we secured hybrid planning consent in 2023, comprising detailed approval for seven industrial and logistics units on land to the north and west and outline approval for two further development plots on the land to the east and south of the River Lea. Reserved matters approval was given in August 2024, for a single 165,000 sq ft facility, which will be constructed on a build-to-suit basis, ideal for businesses seeking a custom-designed distribution centre in a prime urban location adjacent to the M1, providing direct access to London, as well as the surrounding area.

As part of its transformation into Prologis Park Luton, the River Lea, which intersects the site, will be significantly rejuvenated, improving the ecology, planting of additional trees and delivering a net gain in biodiversity. New pedestrian and cycle paths will run alongside the River Lea, allowing people access through the site from Osborne Road to Manor Road for the first time and enhancing accessibility into Luton town centre for residents.

CLIENT

Prologis UK Limited

LPA

Luton Borough Council

STATUS

Planning permission granted / Ongoing

SERVICES

Planning, EIA, Sustainability, Townscape, Economics

SITE AREA

7.28 ha

FLOORSPACE

Up to 344,000 sq ft



DPD Docklands, Bromley-by-Bow

Acting on behalf of leading parcel delivery company DPD, we provided Planning, Sustainability & ESG and Economics services associated with its new £40 million regional sortation centre in Bromley-By-Bow that will enable DPD to deliver all-electric up to 80,000 parcels into London each day.

The opening ceremony was performed by the Secretary of State for Transport, The Rt Hon Mark Harper MP, who praised the investment in the new facility for helping to drive the sustainable economic growth the UK needs, in front of an audience comprising some of the UK's leading online retailers.

The facility, which is the size of 8.5 football pitches, will create 650 new jobs and will mean that DPD's final mile delivery service within London's north and south circular area will be all-electric.

The innovative site is a hybrid sortation and distribution facility which involved the substantive retrofit of an existing warehouse. In addition to the parcel delivery operation, which will be DPD's most sustainable in the UK, the 430 metre long state-of-the-art conveyor system will automatically sort all intra-London parcels for next-day delivery on-site, instead of them being trunked to the Midlands and back for sorting, as currently.

As part of being a diesel-free operation, the site has solar panels on the parking canopy to help charge the 500 electric delivery vans and a 40,000 litre HVO tank to enable the fleet of LGVs and 7.5T trucks to fill-up with the renewable biofuel.

We oversaw the pre- and post-submission stages including extended consultation with the Local Planning Authority and local stakeholders, and assisted in making the case for the new facility (which technically resulted in a net loss of employment floorspace).

CLIENT

DPDgroup UK

LPA

London Borough of Newham

STATUS

Planning permission granted

SERVICES

Planning, Economics, Sustainability and ESG

SITE AREA

c.4.5 ha

FLOORSPACE

188,500 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 'Excellen', 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
Development Ltd

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

Resolution to grant hybrid planning permission

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



Nutts Corner, Antrim & Newtownabbey

Securing large-scale logistics approval for the local food sector

We provided Planning, Economics and Strategic Communications consultancy services for our client Heron Bros, to secure planning permission for a 23,200 sq m storage and distribution facility a food Wholsaler.

The development was required to facilitate food storage and distribution to support the wider food retail and hospitality supply chain within Northern Ireland. Nutts Corner was identified as an ideally central location to achieve this.

We worked closely and proactively with Antrim and Newtownabbey Borough Council to secure the grant of planning permission at planning committee within 17 weeks from submission of the application.

CLIENT

Heron Bros

LPA

Antrim and Newtownabbey Borough Council

STATUS

Planning permission granted

SERVICES

Planning, Economics, Strategic Communications

SITE AREA

2.32 ha

FLOORSPACE

250,000 sq ft



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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
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