

# Quedgeley East Business Park



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

## CLIENT

St. Modwen

## LPA

Stroud District Council

## STATUS

Ongoing. Planning permission  
granted

## SERVICES

Planning

## Our role

- Turley has 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, adjacent to the M5 corridor at Junction 12. 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.

## Results

- 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.
- By working proactively with the project team and local planning authority, Turley was able to co-ordinate and submit the reserved matters application within a week of receiving the outline permission, with approval of the reserved matters for Phase 1 being issued within 16 weeks.