

Industrial & Logistics

Sustainable growth of essential
economic infrastructure

Turley



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 ongoing macro-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 latest changes to the NPPF and sector growth plans in the UK’s Modern Industrial Strategy rightly focus on advanced manufacturing, creative industries, life sciences, clean energy, defence and digital / data-centred technologies. However, all those sectors rely on last-mile and strategic freight logistics to keep the UK and Ireland moving.

In addition, we see and support innovation across groundbreaking projects relating to the delivery of Freeports, gigafactories, multi-storey industrial/warehousing, co-location, re-shoring, green technologies, TV/film production, data centres, digital infrastructure and “elec-tech” as well as the refurbishment and repurposing of existing assets, and remain at the forefront of this 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 as well as asset management and modernisation proposals. We provide leading advice on how projects can achieve sustainable growth, respond to economic needs and deliver social value, developing planning strategies which minimise risk whilst maximising value.



Image © Chetwoods



Sustainable Growth

Delivering a range of sustainability services for clients.

Our Sustainability and ESG teamwork with high profile clients to maximise sustainability benefits, providing market leading advice on the delivery of Net Zero Carbon logistics 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 Net Zero Carbon Buildings Standard \(UKNZCBS\)](#), including carrying out Life Cycle Assessments to reduce embodied carbon, which can contribute over 50% of a logistics building's lifetime emissions. We also conduct Net Zero Audits to assess the alignment of logistics with decarbonisation trajectories, using the Carbon Risk Real Estate Monitor (CRREM) and UKNZCBS.

We were closely involved in the development of the UKNZCBS, including lobbying for and developing the 'PC-on-Track' verification check, allowing speculative buildings to demonstrate progress towards becoming Net Zero Carbon Aligned.

Through our contribution to ISEPs 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 BREEAM consultants, we work with clients through each stage of development to ensure sustainable design is inherent, with certification secured where necessary. Whole Life Carbon and supporting the objectives of the Circular Economy is an increasing objective for new development, and requirement for securing planning permission. In line with guidance from RICS 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.

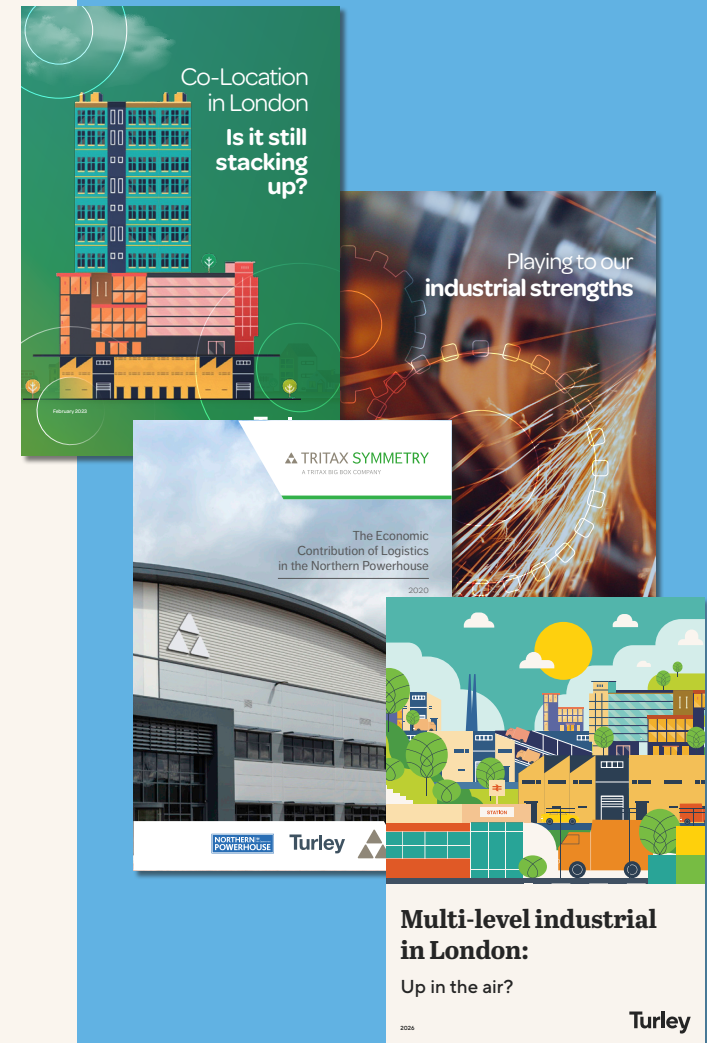
We sit on a number of industry boards including:

- British Property Federation Industrial Committee (Real Estate:UK)
- 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 \(2026\) Multi-level Industrial in London: Up in the air?](#)
- [Turley \(2025\) Co-location in London: What's the state of play?](#)
- [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**](#)



Heritage, Townscape and Landscape: Adding value through early insight

Our Heritage, Townscape and Landscape team are trusted advisors who help clients to deliver informed schemes which create value, shape distinctive places whilst realising the full potential of their sites.

The team has a strong track record in the successful promotion of industrial and logistics developments across the UK. We understand that creating high-performing schemes goes further than efficient layouts and connectivity, it is also about responding to context and enhancing local character to deliver sustainable development and maximise the prospects of securing consent.

Heritage and landscape considerations can be perceived as constraints, but they can provide catalysts for quality. Our team helps shape schemes that integrate comfortably in their surroundings, responding to local context, and help secure planning consents.

Our integrated heritage and landscape services assist in early design and case-making for schemes. We help identify opportunities and constraints early in the site promotion process through preparation of Heritage Appraisals, Landscape and Visual Impact Assessments, and strategic design input. This ensures that proposals are informed, robust and pragmatic.

We also have extensive experience of providing Expert Witness services on heritage, townscape and landscape matters for Planning Appeals.

Given the large-scale and typically utilitarian nature of logistics developments, a well-considered landscape strategy is essential to mitigate visual and heritage impacts, ensuring that new facilities are appropriately integrated within their wider landscape setting.

Our work includes a range of sites, including regenerating brownfield land and unlocking strategic greenfield sites. We are able to guide clients through the complexities of a project including heritage assets, landscape character, and visual impact with clarity and commercial awareness. Our deep insight and credible case-making helps remove risk and optimise development potential.



Economics & Development Case Making

We are experienced in undertaking employment land analysis and advising on market demand for land and floorspace in different geographies.

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 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.

We understand local sector strengths and how this aligns with Industrial Strategy target sectors to support clients in bringing forward growth opportunities.

Image © Chetwoods



Our work across the UK and Ireland

England - North

1. Northern Gateway – Bury & Rochdale*
2. Haydock Point North – St Helens
3. Port Salford – Salford
4. Sheffield Business Park, Sheffield – Rotherham / Sheffield*
5. GatewayEast, Doncaster Sheffield Airport – Doncaster*
6. Fiddler's Ferry Power Station – Warrington*
7. Basford West, Crewe – Cheshire East
8. Lankro Way, Eccles – Salford
9. Atlantic Park, Bootle – Sefton
10. Bridle Road Data Centre, Bootle – Sefton

England - Midlands

11. Panattoni Park, Nottingham – Broxtowe
12. G-Park, Ashby-de-la-Zouch – North West Leicestershire
13. Fradley Park – Lichfield
14. Thrive, Junction 9 M42 – North Warwickshire*
15. Mercia Park, Appleby Magna – North West Leicestershire*
16. Peddimore, Sutton Coldfield – Birmingham*
17. Hinckley Park, Burbage – Hinckley & Bosworth
18. Prologis Park, Pineham – West Northamptonshire
19. Towcester – West Northamptonshire

England - South East

20. Stansted North, Essex – Uttlesford*
21. Akzo Nobel – Slough
22. Hemel465, Hemel Hempstead – Dacorum
23. Panattoni Park, Borehamwood – Hertsmere
24. Land at Thorney Business Park – Buckinghamshire
25. Prologis Park – Luton*
26. Popham Logistics Park – Basingstoke and Deane*

England - South West

27. Indurent Park, Gloucester – Stroud*
28. Access 18, Avonmouth – Bristol

Wales

29. Project Dragon, Phoenix Wharf, Port Talbot – Neath Port Talbot*
30. Project Dragon, Gas Fermentation Facility, Milford Haven – Pembrokeshire
31. Electric Arc Furnace, Port Talbot – Neath Port Talbot
32. High-tech Engineering Facility, Miskin, M4 Junction 34 – Vale of Glamorgan

England - London

33. DPD Docklands – LB Newham*
34. Sceptre Park – LB Enfield*
35. Uplands Business Park – LB Waltham Forest*
36. The Arch Co. Portfolio – Various LPAs*
37. West Cross House, Brentford – LB Hounslow*
38. Claverings Industrial Estate, Edmonton – LB Enfield
39. Hamlet Industrial Estate, Erith – LB Bexley
40. Land at Cox Lane, Chessington, RB Kingston-upon-Thames*

Scotland

41. Coupar Angus, Fife – Perth and Kinross
42. Advanced Manufacturing Innovation District Scotland – Renfrewshire
43. Port of Aberdeen – Aberdeen*

Ireland

44. Ulster Carpets – Portadown
45. Belfast Port – Belfast
46. Kingworks – Belfast*
47. Unit C, North Dublin Corporate Park – Dublin
48. Ardagh Metal Packaging Facility – Antrim & Newtownabbey*
49. Nutts Corner – Antrim & Newtownabbey*
50. Heron Bros, Campsie – Derry and Strabane

*Featured case studies



This overview plan illustrates the geographic scope of our work.

A selection of detailed case studies is provided overleaf.

Northern Gateway

Delivering a nationally significant employment-led development in Greater Manchester

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

570 ha

Floorspace

12 million sq ft

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 12 million sq ft of employment (B2/B8) floorspace, 1,200 homes and supporting uses and straddles the administrative boundaries of Bury and Rochdale.

We worked with Bury and Rochdale Councils to prepare a Development Framework for the Northern Gateway opportunity. Following consultation, the Development Framework was adopted by both councils as a Supplementary Planning Document (SPD) in March 2025 and will be used to guide all future planning applications relating to the site.

An outline planning application for 6.5 million sq ft of flexible B2/B8 floorspace and supporting uses was submitted for a large part of the allocation site in April 2025, with the Environmental Impact Assessment needing to assess and report on the impacts and mitigation of the PfE allocation/SPD and enabling infrastructure.

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. We continue to support the NGDV as part of the public-private partnership that will deliver the Northern Gateway and realise the transformative scale of benefits.

01



Sheffield Business Park

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

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

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.

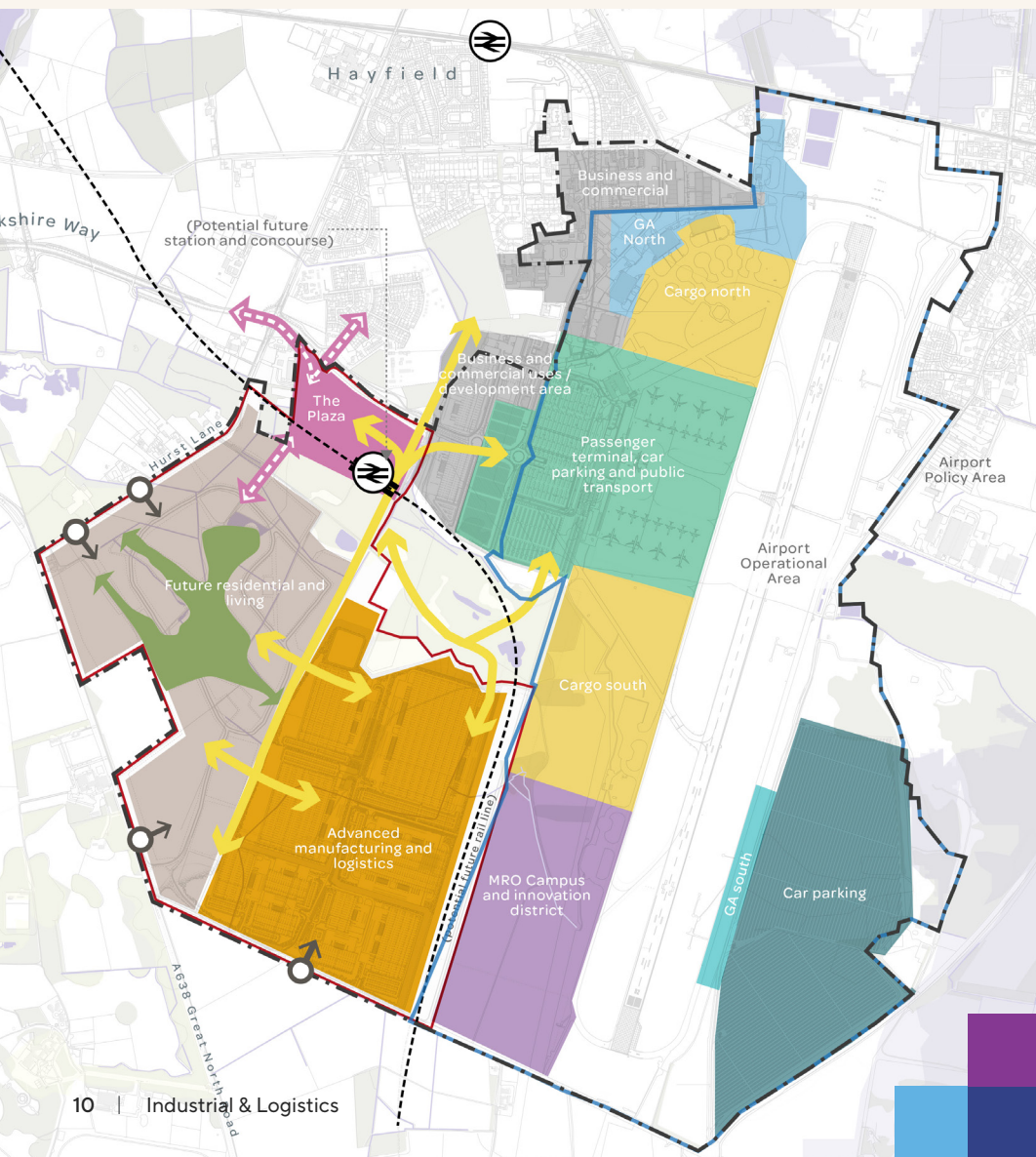
We have secured detailed permission for initial phases of development, a new distribution unit targeted at a national named operator, and now a Local Infrastructure Funded application to bring forward a prepared site.

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).

02



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

04

Comprehensive redevelopment of the former Fiddler's Ferry Power Station

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

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 one of the largest redevelopment opportunities in the country. Its potential to contribute towards economic growth and local regeneration objectives is unparalleled. The site is allocated within Warrington's Local Plan for the delivery of 101 hectares of employment floorspace, alongside a minimum of 860 dwellings and other associated infrastructure.

We led the preparation of a comprehensive 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. This involved detailed engagement with a range of stakeholders and negotiations with Officers, resulting in the unanimous endorsement of the Development Framework by Warrington Council's Cabinet in September 2024. We have subsequently secured approval of a Design Code for the employment component of the scheme.

We have secured approval for the phased demolition of the former power station, working closely with Peel and their specialist contractors, and leading engagement with statutory consultees and other interested parties.

We submitted a full planning application for the first phase of employment development, which received a resolution to grant planning permission from Warrington Council's Development Management Committee in May 2025. It 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.



Thrive, Junction 9 M42

05



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

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

Mercia Park Expansion

Supporting sustainable logistics space at Appleby Magna

Client

IM Properties

LPA

North West Leicestershire District Council

Status

Planning application submitted

Services

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

Site area

96 ha

Floorspace

3.4 million sq ft

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.



Peddimore, Birmingham

07



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

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

Hinckley 340 Net Zero Carbon Pilot

08

Shaping national sustainability benchmarks for industrial space

Client

IM Properties

LPA

Hinckley and Bosworth
Borough Council

Status

Ongoing

Services

Sustainability and ESG

Site area

3.17 ha

Floorspace

340,853 sq ft

Hinckley 340, a 340,853 sq ft unit at the Hinckley Park scheme near the M69, was chosen as one of just 22 sites to take part in the UK Net Zero Carbon Buildings Standard (UK NZCBS) pilot programme. The UK NZCBS aims to develop a science-based definition of net zero carbon for buildings across different sectors, including industrial spaces.

Hinckley 340 is built to an industry-leading specification, aligned with the UKGBC's standards that informed the UK NZCBS framework and pilot. It has achieved EPC A and BREEAM 'Excellent', delivered as Net Zero in Construction and designed to be Net Zero Ready under the previous UKGBC Framework. As trusted advisors to IM Properties, we worked closely to interpret and apply the Standard to a live logistics project.



Stratford 46

A new business park for Stratford-upon-Avon

09



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

LPA
Stratford-on-Avon
District Council

Status
Planning permission
granted

Services
Planning, Economics

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

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

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.

10



Project Dragon, Phoenix Wharf, Port Talbot

11



Multi-disciplinary support 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

Indurent Park, Gloucester

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

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

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.

12



Stansted North, Essex

13



Stansted's Net Zero Ready logistics scheme, guided by '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 teamwork 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

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

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. In February 2025, reserved matters were approved for an on-site training and development facility.

As part of its transformation into Prologis Park Luton, the River Lea, which intersects the site, will be significantly rejuvenated, improving the ecology by planting 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.



Popham Logistics Park

Setting a new benchmark for sustainability in UK logistics

Client

West Farm Popham Ltd

LPA

Basingstoke and Deane
Borough Council

Status

Hybrid planning
application submitted

Services

EIA, Economics

Site area

200 ha

Floorspace

3 million sq ft

We provided EIA and Economics services to support the hybrid planning application for up to 3 million sq ft of employment space at land north of the M3, Popham, following two rounds of public consultation in 2025. The project aims to set a new benchmark for sustainable UK logistics, combining high-quality jobs and investment with clean energy, greener landscapes and strong environmental commitments.

Popham Logistics Park will deliver significant benefits for Basingstoke and the wider South East, supporting c. 3,000 net additional FTE jobs across the region, including around 2,750 directly supported on-site. The scheme is expected to generate around £590 million annually in Gross Value Added and £17 million per year in business rates, supporting local public services.

Located on a well-contained c.200 ha site between the Ports of Southampton and Portsmouth, with direct access to the M3, A303 and A33, the development will improve supply chain efficiency and reduce HGV miles. Proposals include a new local hub and are underpinned by on-site renewable energy, biodiversity net gain and carbon sequestration.



Image ©
UMC Architects

DPD Docklands, Bromley-by-Bow

16



£40m hub powers 80,000 all-electric London deliveries a 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). The scheme has been shortlisted for the New London Architecture (NLA) Awards 2025 in the Industrial & Logistics category.

Client

DPDgroup UK

LPA

London Borough of Newham

Status

Completed

Services

Planning, Economics, Sustainability and ESG

Site area

c.4.5 ha

Floorspace

188,500 sq ft

Sceptre Park, Enfield

Meeting economic growth and placemaking objectives in Southbury

Client

GLi (JV between KSP and PATRIZIA)

LPA

London Borough of Enfield

Status

Planning permission granted

Services

Planning, Sustainability, Economics

Site area

1.22 ha

Floorspace

93,000 sq ft

We provided Planning, Economics and Sustainability services for the project, which will deliver six prime net zero carbon warehouse units ranging from 11,615 to 21,315 sq ft. Each unit will meet BREEAM Excellent and EPC A+ standards, with future-proofing measures such as solar PV, EV charging, and 800kVA total power infrastructure.

Located just off the A10 and a short walk from Southbury Station, Sceptre Park benefits from strong transport links and access to a skilled logistics workforce.

Our teams worked with Enfield Council to align the scheme with the borough's economic growth and placemaking objectives in Southbury, whilst ensuring its configuration is market-led, addressing the needs of future occupiers.



Uplands Business Park

Meeting London's housing and employment land needs



Client

NEAT Developments and BlackRock

LPA

London Borough of Waltham Forest

Status

Resolution to grant hybrid planning permission

Services

Planning, Economics

Site area

349,400 sq ft

Floorspace

349,400 sq ft

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.

The Arch Co. Portfolio

Strategic overview and case-study focus on Bermondsey Junction

Client

The Arch Company

LPA

London Borough of Southwark

Status

Planning permission granted

Services

Planning, Strategic Communications

Site area

0.79 ha

Floorspace

69,000 sq ft

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 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, Hackney and Lewisham.

The Bermondsey Junction project is a £10 million investment by the Arch Co. which received Planning Permission in September 2025 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.

19



West Cross House, Brentford

Transformative redevelopment of the former Firestone factory

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

We provided Strategic Communications support to Legal & General (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. The scheme has been shortlisted for the New London Architecture (NLA) Awards 2025 in the Industrial & Logistics category.



Land at Cox Lane, Chessington

Setting the benchmark for future developments

Client
Arax Properties in partnership with Eurazeo

LPA
Royal Borough of Kingston-upon-Thames

Status
Planning permission granted

Services
Planning, Economics

Site area
1.39 ha

Floorspace
104,700 sq ft

We provided Planning and Economics services for an urban logistics development in Chessington, South West London. Base A3 Chessington will be constructed to a BREEAM Excellent standard, with an EPC A rating, and will be net zero. The development will also incorporate a number of environmental and sustainable features targeting energy consumption, power generation and drainage management.

Following unanimous approval from Royal Borough of Kingston-Upon-Thames' planning committee, the development will provide 104,700 sq ft of multi-let industrial space across seven units, ranging from 9,400 to 24,600 sq ft.



Port of Aberdeen Masterplan

Transformational vision for Port of Aberdeen – 2050

Client

Port of Aberdeen

LPA

Aberdeen City Council

Status

Ongoing

Services

Planning, Strategic Communications

Site area

27 ha

Floorspace

c.1.35 million sq ft

We set out an ambitious and transformational vision for the future of Port of Aberdeen (PoA) North and South harbour, to continue to diversify its business and lead Scotland's energy transition from oil and gas over the next 30 years to 2050 and beyond. We led the masterplanning process to create the vision with PoA, and also prepared a submission to the Aberdeen Local Development Plan and the National Planning Framework 4, including significant land release at south harbour. We helped PoA to articulate their vision for the future of the harbour, led the engagement with the council and worked alongside Hatch to develop the economic case for the transformational vision.

The project helped create the opportunity for an energy transition zone of national importance, which supports port-centric manufacturing and distribution; renewables; offshore technology; decommissioning and energy transition. The project will play a catalytic role in transforming the regional economy and ensuring its long-term resilience. This is a once in a generation opportunity to establish a port-centric cluster of high value jobs and create an new Energy Transition Zone to reduce the dependency on oil and gas. Following our representations and masterplanning efforts, the Port of Aberdeen's North Harbour has now been designated for mixed-use development within the National Planning Framework 4 (NPF4).

More recently, we have been working with PoA to create an Addendum to the Masterplan which reflects recent policy developments, the operational status of the South Harbour, and new allocations within both the local and national policy frameworks. In addition, we have submitted Call for Sites representations to Aberdeen City Council for the emerging Aberdeen Local Development Plan (LDP) 2028 in relation to the North Harbour, South Harbour and their site at Hareness Road.



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

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

We provided expert Planning, Strategic Communications and Economics services for Ardagh Metal Packaging (AMP) on 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.



Nutts Corner, Antrim & Newtownabbey

Securing large-scale logistics approval for the local food sector

Client

Heron Bros

LPA

Antrim and Newtownabbey Borough Council

Status

Operational

Services

Planning, Economics, Strategic Communications

Site area

2.32 ha

Floorspace

250,000 sq ft

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 Wholesaler.

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. Planning permission was granted in April 2023 and the site was operational the following year.



Image © ARGO / UMC Architects



About Turley

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.

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

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

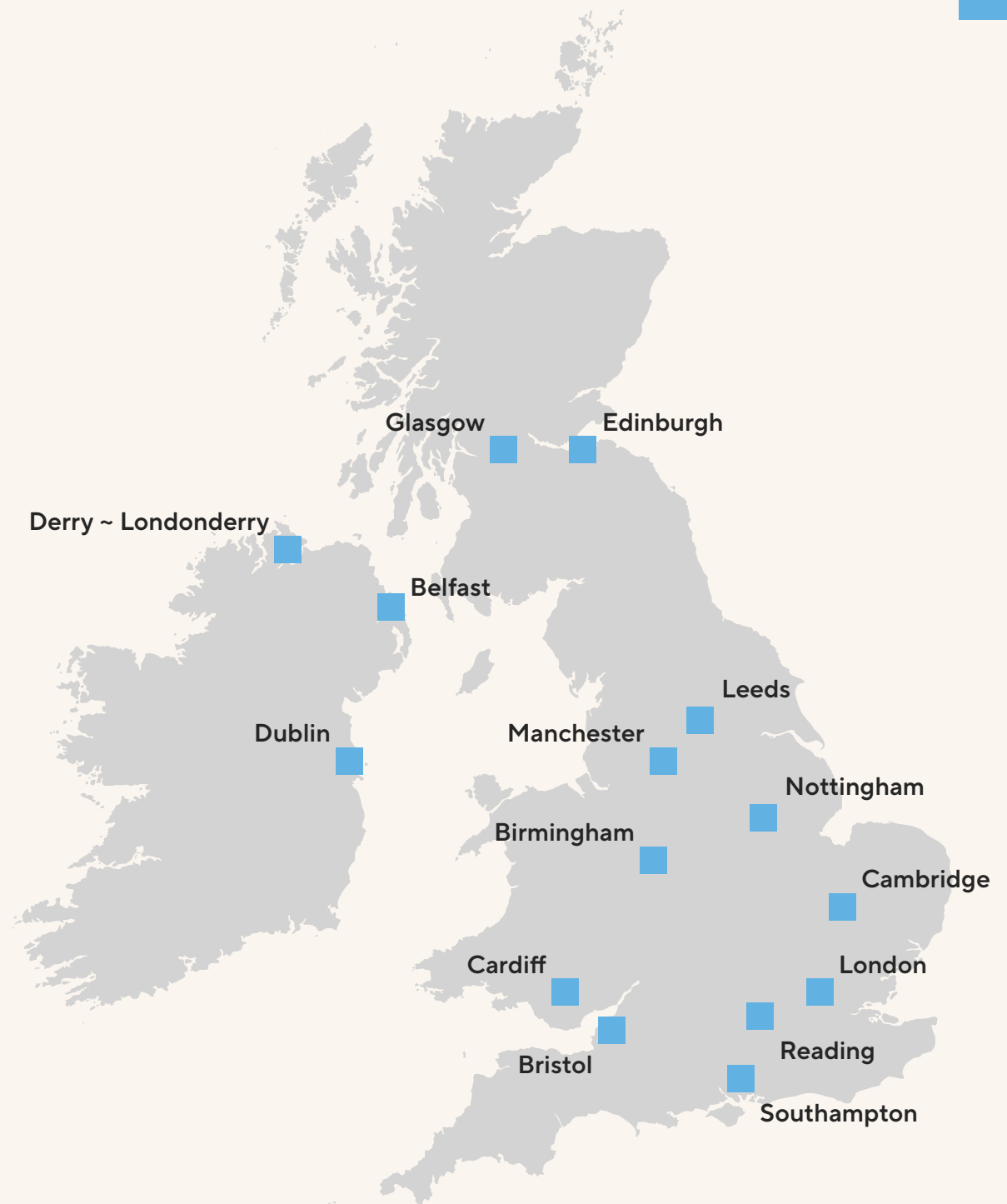
Our national experience is complemented by our local knowledge and networks.

Locations

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

Our people invest in positive relationships with local authorities, businesses, 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.



Contact us



Christopher Schiele
Director, Planning
christopher.schiele@turley.co.uk



Amy Gilham
Senior Director, Economics
amy.gilham@turley.co.uk



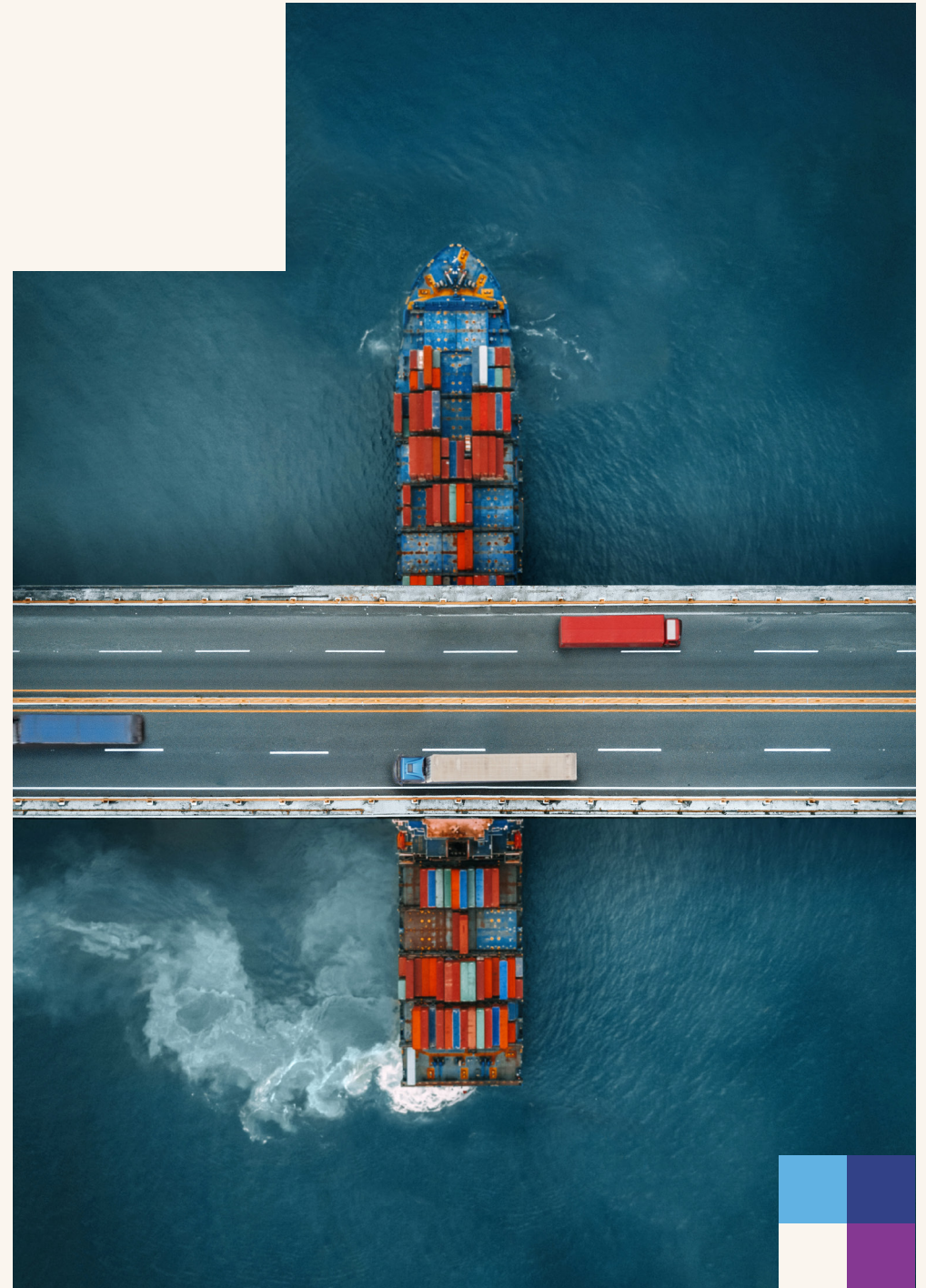
David Diggle
Senior Director, Planning
david.diggle@turley.co.uk



Sara Dutfield
Director, Head of Planning East & South East
sara.dutfield@turley.co.uk



Sam Lake
Director, Planning
sam.lake@turley.co.uk





Design

Economics

EIA

Expert Witness

Heritage, Townscape and Landscape

Planning

Strategic Communications

Sustainability and ESG