



We secured planning permission for the regeneration of a challenging brownfield site in Gloucester. The physical constraints of this triangular former railway site, coupled with unusually high site preparation costs, had previously rendered a number of development schemes unviable. The consent we obtained enabled the delivery of a viable mixed-use scheme, incorporating a Morrisons food store and petrol filling station, Class A retail units, a car showroom and a mix of employment floor space.

Acting on behalf of real estate investment company, LXB Retail Properties, our initial strategic approach focused on engaging with the local planning authority to establish a full understanding of the issues relating to this site before preparing an application. This helped to move the mixed-use project forward in the context of the site's allocation for employment. Local political support was also established through a thorough interrogation of the site's constraints, potential, and opportunities for regeneration in the wider area. We successfully promoted the benefits of a mixed-use brownfield regeneration scheme, including local investment and job creation.

Hybrid planning consent was secured in 2011 and we have since continued to provide planning consultancy services and advise on proposed variations to the original permission. We have also provided strategic planning advice to ensure the viable development of the reserved matters phases.

We have also managed the discharge of planning conditions, which has been an intricate process reflecting the piecemeal development of the site, with various consultants and third parties contributing. We recently advised on Phase 2 of the development, which incorporates a number of A2-A5 units, and managed the process of diverting a historic public right of way through the north east of the site, to facilitate the later phases of development.

Summary of achievements

- Long-term liaison with Gloucester City Council
- Coordination of public consultation with almost 3,000 local residents and businesses
- Coordination of the planning application and project team
- Ongoing management of the application
- Management of discharging planning conditions
- Coordination of proposal to divert and temporarily suspend a public right of way

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