

KINGSWAY PARK, GLOUCESTERSHIRE



OVERVIEW

CLIENT

Robert Hltchins Group

SECTORS

Retail
Leisure

LOCATION

Kingsway Park, Quedgeley,
Gloucestershire

PLANNING AUTHORITY

Gloucester City Council

HIGHWAY AUTHORITY

Gloucestershire County Council

PROJECT TEAM

RPS Group
Inspire Design
Air Quality Consultants

PROJECT MANAGER

Simon Moody

PROJECT DIRECTOR

James Darrall

PROJECT

TPA was instructed by Robert Hltchins Group to support a full planning application for a mixed-use development at Kingsway Park in Quedgeley, Gloucestershire. The proposals included for a 3,019m² B&M store including an associated 696m² garden centre and a 1,313m² D2 gymnasium operated by PureGym. The proposals also included the provision of 205 car parking spaces and 46 cycle parking spaces.

APPROACH

TPA prepared supporting documentation, including a Transport Assessment (TA) and Travel Plan. The methodology and inputs into the TA were agreed with the local highway authority and Highways England through pre-application discussions.

The TA included a traffic impact assessment which offset movements from the proposed development with those associated with the extant permission. The agreed methodology used the Retail Impact Assessment and a Gravity Model to establish trip distribution for the Retail and Leisure uses respectively, while also taking account of linked, pass-by and transferred trips.

TPA also provided design advice on the Masterplan, including the provision of detailed access layout arrangements for vehicular and pedestrian/cycle access.

OUTCOME

TPA was able to successfully agree a non-material impact upon the surrounding highway network with highway officers. Planning permission was secured following planning committee in June 2019.

Subsequently, TPA continued to work with Robert Hltchins and provided further planning support to a proposed Lidl store at a neighbouring site on Newhaven Road. This was granted planning permission in October 2019.

RELATED PROJECTS

Knight & Lee Building,
Portsmouth

