



# KINGSWAY PARK, GLOUCESTERSHIRE

## OVERVIEW

### CLIENT

Robert Hitchins 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 Hitchins Group to support a full planning application for a mixed-use development at Kingsway Park in Quedgeley, Gloucestershire. The proposals included for a 3,019m<sup>2</sup> B&M store including an associated 696m<sup>2</sup> garden centre and a 1,313m<sup>2</sup> 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 Hitchins 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

