



A Quod project sheet

Junction 32 Outlet Shopping Village

Role

On behalf of Landsec, Quod secured three interlinked planning permissions for new development at the Junction 32 (J32) Outlet Shopping Centre. The consents allow a significant upgrade to the external public realm and interface with the nearby Xscape leisure complex; an enhanced external shopfront within the site's gateway entrance; improved car park circulation space; and an increase in the centre's on-site storage capabilities to meet modern retailer demands.

The development forms part of Landsec's investment strategy for the site to promote and enhance its unique position in the local retail market as an outlet-specific retail destination. As lead consultants, Quod co-ordinated the submission of the planning applications and provided the necessary planning justification.

A key part of the planning case focussed on the distinct role of J32 within the local retail catchment, and how its role as an outlet-specific retail destination was qualitatively different to the function of local town centres. As a consequence, Quod were able to limit the scope of evidence required to support the applications.

Post-submission, Quod negotiated all three applications with Wakefield Council to ensure a commercially implementable scheme. Quod are continuing to advise Landsec on the asset management of the Outlet Shopping Centre.

Description

Client

Landsec

Planning Authority

Wakefield Council

Expertise

Planning	✓
CIL	
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	
Residential	
Retail & Commercial	✓
Industrial, Logistics and Warehousing	