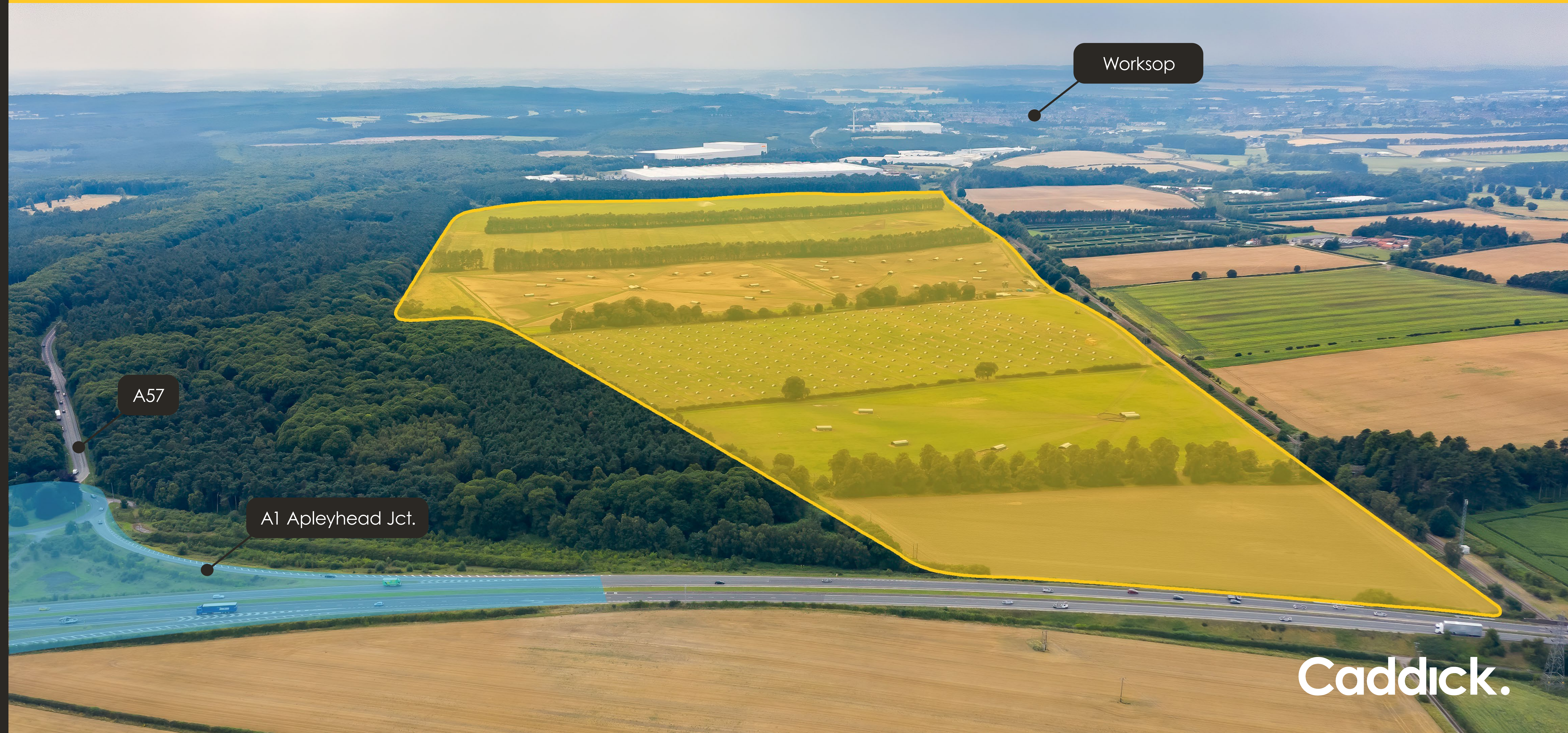


WELCOME TO OUR COMMUNITY CONSULTATION

Caddick Group is preparing a planning application for land located on the A57 east of Worksop, near the Apleyhead junction on the A1. This land has been allocated for employment use in the adopted Bassetlaw Local Plan.

The planning application will combine outline information for the whole site with details of the proposed first phase of development, which would comprise a large purpose-built distribution facility, with its associated access and infrastructure.

Following our previous community consultation held in November 2021, we are again seeking your views on our proposals before they are finalised for a planning application later in the year.



APLEYHEAD

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OUR PROPOSALS

APLEYHEAD



We are proposing a major employment development, which could create 4,000 or more jobs within the site, as well as generating new supply chain opportunities for both new and existing local businesses. As the largest employment site allocated in the adopted Bassetlaw Local Plan, it is capable of delivering significant economic growth within Worksop, and within Bassetlaw as a whole.

The first phase of this, highlighted in yellow above, would deliver a state-of-the-art facility for a major retailer and distributor.

Logistics space is in particularly high demand after the Covid-19 pandemic, which accelerated the shift towards online retail, leaving retailers and distributors far short of the space they need to meet growing demand.

This shortfall in suitable space is set to continue for many years and our site at Apleyhead is ideally located to become a regionally and nationally important hub for businesses that require the largest of this type of building.

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WHY HERE?

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The site is well-suited for logistics, distribution and light manufacturing uses, particularly given its strategic location which offers ready access to both Yorkshire and the East Midlands, thanks to its links with the M1, A1, and M18.

A number of household names, including DHL and B&Q, already operate large logistics and distribution facilities nearby, demonstrating the area's credentials within this sector.



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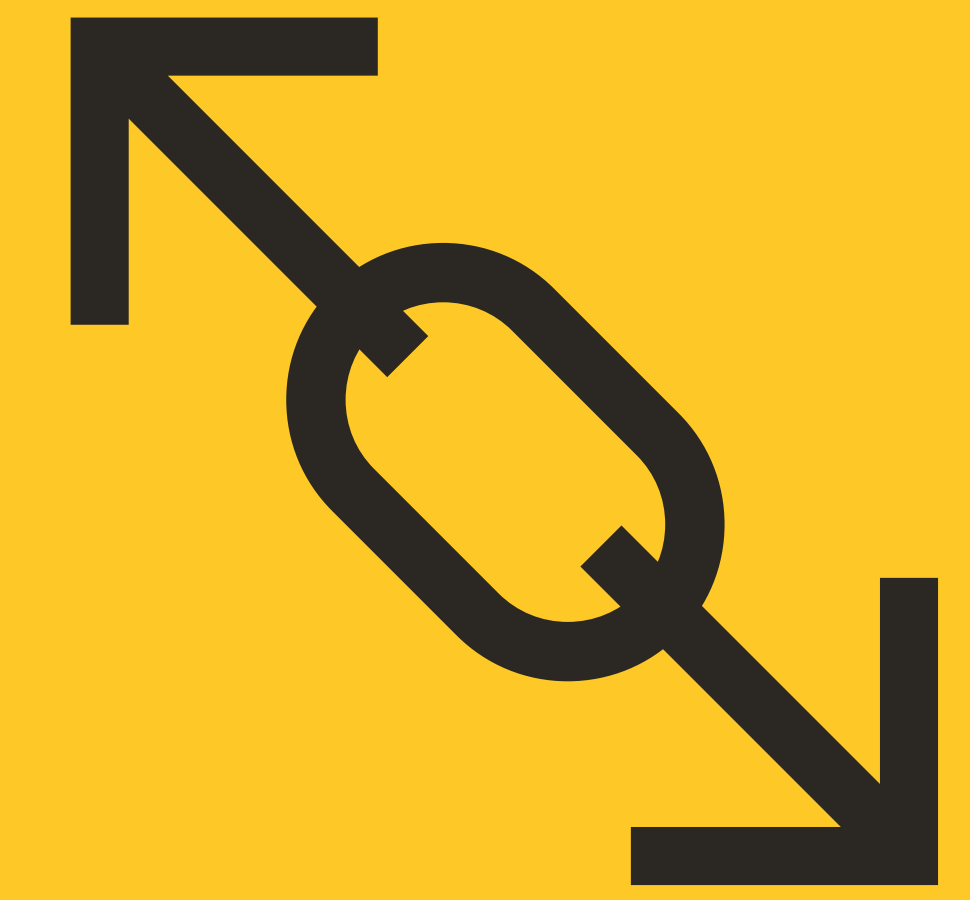
Delivers a key site which is allocated for these uses in the recently adopted Bassetlaw Local Plan



Acts as a catalyst for very significant levels of investment into the district, both during construction and throughout its subsequent operation



Over 4,000 new jobs based on site, including apprenticeships and other training opportunities



Offsite supply chain opportunities provided for existing and new local businesses

£5K ↑

Sector salaries are up to £5,000 above the annual average

KEY POINTS

↑
← 85% →
↓

85% of those working in logistics have full time employment



£230bn

Logistics contributes a total of £230 billion GVA to the UK economy



2.7m

It supports 2.7 million direct jobs annually

50% ↑

And it is expected to grow by 50% in the next five years

*Sector data is according to the BPF's Logistics Manifesto 2024

SUSTAINABILITY AND ECOLOGY

APLEYHEAD



Our proposals are based on a detailed understanding of the current characteristics of the site and respond to the site specific policies in the Local Plan. We will provide a biodiversity net gain which meets or exceeds the local and national planning requirements, enhancing the ecological value of areas both within the site and adjacent to it.

The ground conditions of the site lend themselves to surface water drainage using new ponds and soakaways within the development. This will enable surface water to be managed wholly within the site and avoids directing water into existing watercourses and rivers in the local area.

The site is very well enclosed by the existing tree belt on the south and west boundary of the site, as well as the railway

embankment along the north boundary. We are assessing all potential visual and lighting impacts as part of ensuring the development is as unobtrusive as possible but its existing surroundings already minimise those impacts.

Separately to our own proposals, the landowner will be carrying out woodland management in the extensive tree belt which lies to the south and west of the site. This will involve the cropping of evergreen trees previously planted for commercial forestry purposes and the planting of new plantation stock within an overall woodland management plan.

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CONNECTIVITY

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Our proposals will provide new and improved transport infrastructure, including encouraging active travel by introducing safe pedestrian and cycle links along the A57 towards Worksop itself.

Existing bus services will be extended into our site and will be coordinated with potential private bus services operated by the occupiers of the new buildings. Extensive EV charging and secure cycle storage facilities will also be provided for each building.

In addition, we will create safe and accessible new routes within the site and deliver a substantial area of open space to provide recreational opportunities. Many of these routes and spaces would be accessible to the public, benefitting the wider local community.

Combined together, these measures will encourage workers and visitors to access the site on foot, bike or bus, to provide alternatives to car use.

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WHO WE ARE

APLEYHEAD



Caddick is one of the UK's largest privately owned property and construction groups. Established in Yorkshire over 45 years ago, we have delivered a number of significant employment schemes across the north of England, recent examples include Farington Park, Cross Point 33, Wakefield 515 and Leeds Valley Park.

We have a clear strategy for shaping places and developing spaces to benefit businesses and communities across everywhere that we operate. We currently have a pipeline of 18.5m sq ft of employment space, 34,000 homes and a total GDV of £9.8 billion.

Our business structure provides us with the ability to acquire, develop, construct and manage large scale commercial, residential and regeneration projects.



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HAVE YOUR SAY

Thank you for attending our event today. Over the coming weeks, we will be updating our proposals to take into account the feedback received in this consultation process, ahead of submitting our planning application.

You can have your say in one of the following ways:

- Fill out one of the **feedback forms** available today
- Visit our website and complete the same form at: <https://apleyhead.com/have-your-say>
- Email us at apleyhead@social.co.uk

Please submit your comments by **Monday 23rd September**, which is when the consultation will close.