



# LAND OFF THE A57 OSBERTON.

VISION DOCUMENT | NOVEMBER 2021

CaddickDevelopments.



# OUR VISION.

Caddick Developments is proposing a major employment development off the A57 east of Worksop, near the Apleyhead junction on the A1.

The development could create 4,000 or more new jobs, with wider economic benefits to the local economy through opportunities for existing and new local businesses to join the supply chain and service the completed development. Our proposed development is the largest employment site allocation in the emerging Bassetlaw Local Plan and would bring very significant levels of investment into the district both during its construction and throughout its subsequent operation.

We are developing our proposals to ensure that we can meet the needs of both logistics and light manufacturing businesses. The image below shows how the site could be developed - the final layout and mix of uses will respond to the specific requirements of employers that choose to locate themselves at Osberton.



# OSBERTON'S POTENTIAL ROLE IN THE REGIONAL AND NATIONAL ECONOMY.

Our proposal is to deliver a market-leading development that achieves Bassetlaw District Council's ambitions for increasing both the number and the quality of employment opportunities in Bassetlaw.

We wish to work with the District Council and Nottinghamshire County Council to promote the site nationally and internationally as a desirable destination for major employers.

We propose a mix of logistics and light manufacturing uses. Logistics space is in particularly high demand as the Covid-19 pandemic has accelerated the shift towards online retail, leaving retailers and distributors far short of the space they need to meet current demand. This shortfall in suitable space is set to continue for many years and our site at Osberton is ideally located to become a regionally and nationally important hub for these businesses.



# WHY HERE? WHY NOW?

The site is particularly well suited for the needs of large businesses that have thrived in the growth of online retailing – the pandemic has accelerated the expansion of this sector and as a result there is unprecedented demand for new high quality logistics buildings.

This demand now far exceeds what can be met by existing space and new buildings already under development elsewhere. This leaves businesses unable to expand and develop as they need to.

The size of the site and its location next to the A1, with ready access to both the East Midlands and South Yorkshire, is a highly appealing combination for the biggest and best employers. We understand their needs and can deliver what they require.



**new jobs will be created onsite with opportunities to grow existing and new local businesses**



**£31,600 the average salary for an employee in the logistics sector\***



**85% of the logistics workforce are in full time employment\***

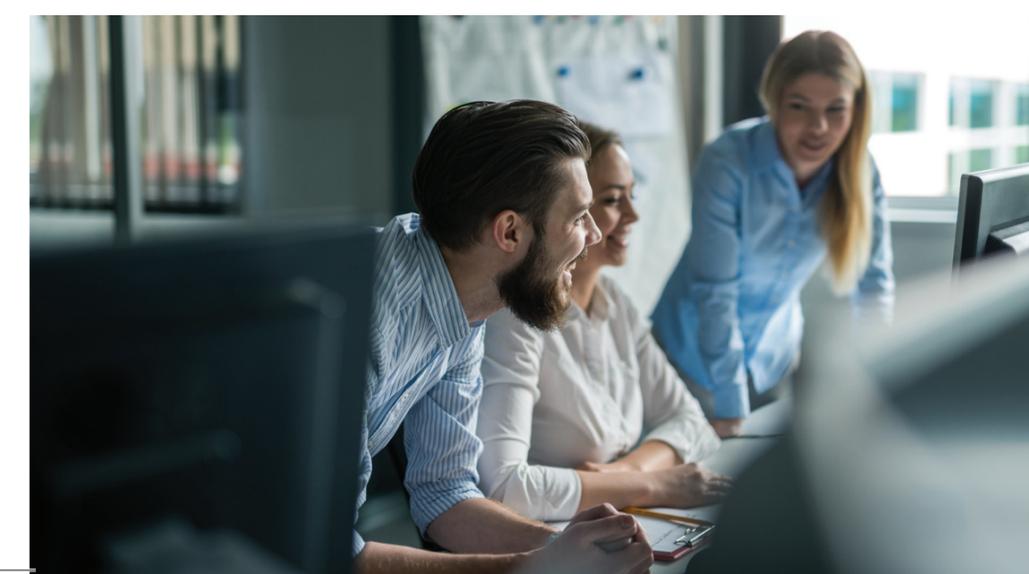


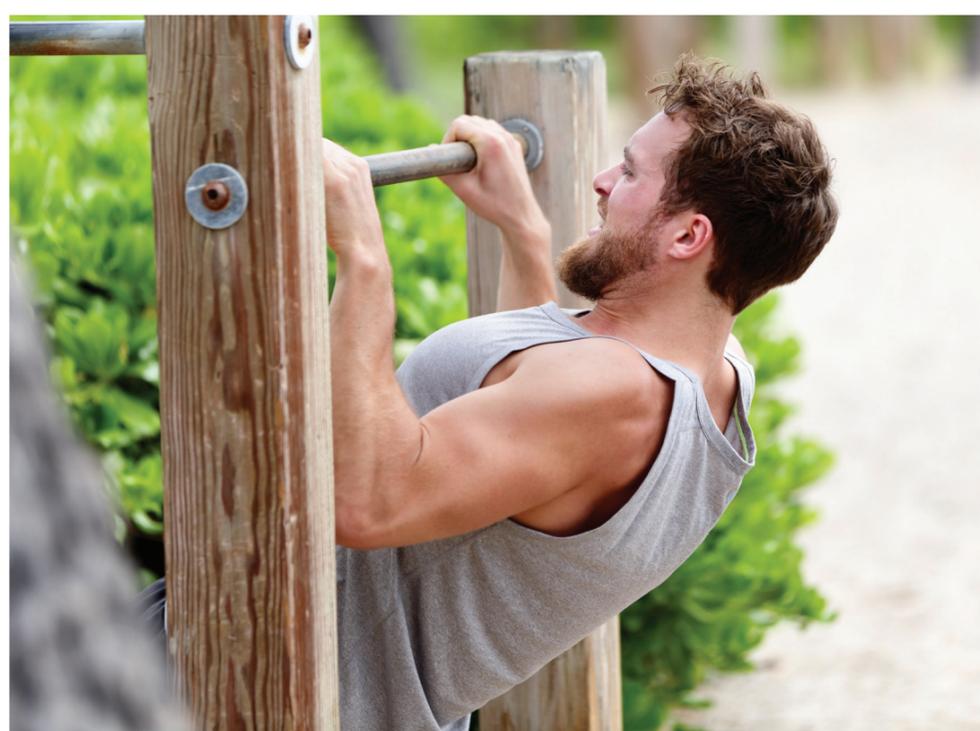
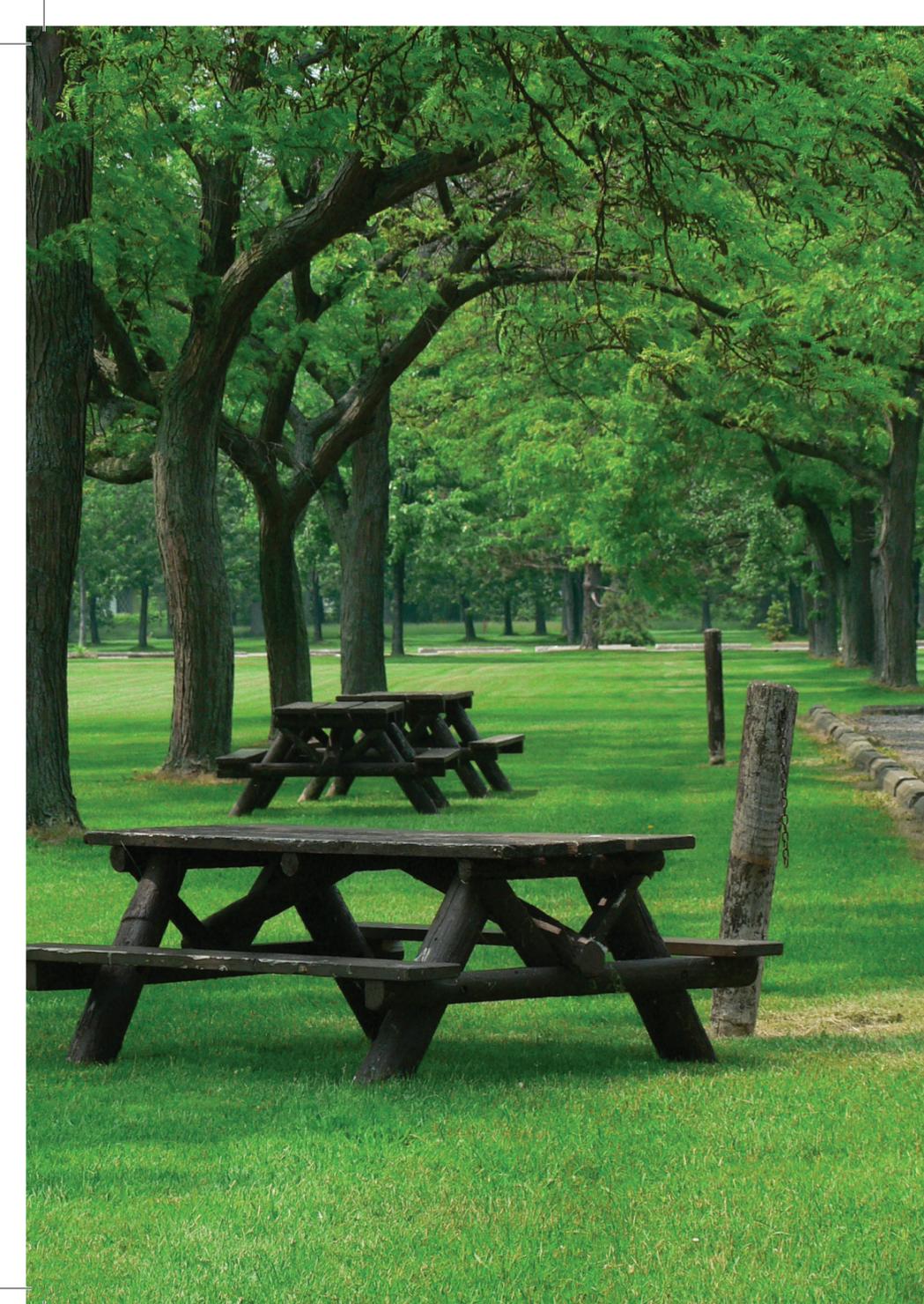
**£114b sector productivity forecast to 2039\***

**93,000 the minimum number of businesses the logistics sector supports in the UK\***



\*According to the BPF Delivering the Goods in 2020 Report





# CREATING THE EXCEPTIONAL.

Logistics and light manufacturing uses increasingly require a high skill set and involves a wide range of supporting and complementary roles in finance, IT, buying, marketing and HR. Our site at Osberton is capable of being a nationally and regionally important hub for major businesses - we propose a high-quality development that will draw those businesses to Bassetlaw and offer a first class working environment.

Skills and training programmes will be implemented for both the construction phase and subsequent operation of the development, working with North Notts College and other organisations to support courses which will enhance the skills of local people and enable them to take full advantage of the wide variety of employment opportunities that the development will offer.

Our proposals include sustainable travel measures to provide alternatives to car use - new bus, cycle and walking routes will connect to Worksop. Increasingly, businesses also require a wide range of amenities to aid staff recruitment and retention, so we will incorporate picnic areas, fitness trails and quiet outdoor spaces in addition to café, gym and rest areas within individual buildings. Therefore, in addition to the design of the buildings we will deliver:

- Fitness trails
- Picnic areas
- Bike parks
- Bus shelters

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.

# ABOUT CADDICK DEVELOPMENTS.

Caddick is a long-established family owned group of businesses with an exceptional track record in the delivery of great places to work, shop and live.

From our Yorkshire base we have grown into a national business but we remain deeply rooted in the north and take great pride in the legacy our projects have created – benefitting not just the occupiers of our buildings but also the surrounding communities.

Our business specialises in the acquisition, development, construction and management of commercial, residential and city centre regeneration projects.

We are proud of the reputation we have developed both in the region and across the UK during the four decades since we were founded by our Chairman, Paul Caddick. We future-proof investments, unearth opportunities and importantly we deliver results.

**CaddickLand.** **CaddickDevelopments.** **CaddickConstruction.** **CaddickCivilEngineering.**



TKMaxx, Wakefield



Vangarde, York



Moor Park, Mirfield

**Caddick**  
Developments.

