



APRIL 2022

# A1 Corridor Logistics Assessment: Addendum Bassetlaw Council

Final Report

Iceni Projects Limited

April 2022

## Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

Glasgow: 177 West George Street, Glasgow, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: [iceniprojects.com](http://iceniprojects.com) | e: [mail@iceniprojects.com](mailto:mail@iceniprojects.com)

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: @iceniprojects

ICENI PROJECTS LIMITED

A1 Corridor Logistics Assessment:  
Addendum  
FINAL REPORT



---

## CONTENTS

1. INTRODUCTION.....	1
2. LOGISTICS PROPERTY MARKET AREA ....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
3. POLICY AND LITERATURE REVIEW.....	<b>ERROR! BOOKMARK NOT DEFINED.</b>
4. MARKET REVIEW – DEMAND ASSESSMENT	<b>ERROR! BOOKMARK NOT DEFINED.</b>
5. SUPPLY ASSESSMENT.....	2
6. ROLE IF THE A1 IN WIDER MARKET CONTEXT	<b>ERROR! BOOKMARK NOT DEFINED.</b>
7. CONCLUSIONS .....	4
APPENDIX A.....	<b>3ERROR! BOOKMARK NOT DEFINED.</b>

---

# 1. INTRODUCTION

1.1 Bassetlaw District Council has commissioned Icen Projects Ltd to undertake a focused update to the 2021 A1 Logistics Study.

1.2 The aims of the addendum are to:

- Include the B8 permission at the former Bevercotes Colliery, Bassetlaw
- Reflect the Roseland Business Park position in South Keveston.
- Update the results accordingly.

## 2. SUPPLY ASSESSMENT UPDATE

2.1 As noted above the key developments to consider in this addendum are as follows.

### Additional supply

2.2 The former Bevercotes Colliery has an extant permission for 253,960 sqm B8 (2.7m sqft) over 43 ha.

2.3 Roseland Business Park lies on the south east edge of the property market area as identified for the Bassetlaw A1 study. It is at a former airfield around 3km from the A1 junction. The largest existing units are 60,000 sqft. However a number of further units are proposed and permitted units ranging from 10,000 sqft to 100,000 sqft. One unit of 100,000 sqft is permitted and another is under construction. These two units cover an area of around 5 ha.

### Updated supply position

2.4 The indicative supply position from the 2021 Report has been updated to reflect the additional sites above.

Table 2.1 Indicative supply of future strategic distribution, full PMA

Authority	Area for large units (Ha) est.	Sqft known or est.	Comment
Bassetlaw	263.1	10.1m	Apleyhead Junction, Worksop contributes 119 ha / 4.4m sqft alone
South Keveston	5	0.2m	Roseland Business Park large units only
Barnsley	41.9	1.3m	PMA area only (Hoyland / Deane valley)
Bolsover	63.3	1.1m	Focus at Coalite Strategic Regeneration Site
Chesterfield	24.7	1.1m	Focus at Staveley, assumes large unit brought forward
Doncaster	174	8.2m	iPort and Thorne North large capacity
NE Derbyshire	18.8	500,000	Focus at Coalite
Rotherham	50.8	1.7m	
Sheffield	10.3	400,000	Bessemer Park

Erewash	28	1.2m	Positive assumptions about future of Stanton Regeneration, currently no planning status
Nottingham	23.1	600,000	Permissions at a number of allocated sites
Ashfield	16.8	700,000	Primarily at Harrier Park
Newark	53.1	2.4m	NSDC23 Land south of Newark masterplan indicates large units; NSDC3 Land off Beacon Hill Road marketed for large units
<b>Total</b>	<b>773</b>	<b>30.0m</b>	

Source: CoStar / Icen

- 2.5 The table below is updated from the A1 report and puts the latest supply in context of the historic take up and net deliveries.
- 2.6 This demonstrates that there is around 9 years worth of future supply based on take up, or 13 years of historic deliveries (compared to 8 and 11 years in the June 2021 assessment, so the additional supply has a bearing on the total outcome). This includes the Apleyhead site, without which the supply falls to 7.6/11 years based on take up / deliveries (including all supply).

Table 2.2 Supply and balance at April 2022 (100,000 sqft+) Full A1 PMA

Status	Total sqft	Av 5 yr Take Up (sqft)	Av 5yr Deliveries (sqft)	Years supply (5yr annual av. take up)	Years supply (5yr annual av. delivery)
Existing units (Chpt 4)	0.9m	3.5m	2.4m	0.3	0.4
Planning Pipeline (App. A)	30.0m			8.6	12.5
All	30.9m			8.8	12.9
All (exc unallocated / exc PP)*	29.7m			8.5	12.4

Source: CoStar / Icen Analysis (adjustments only to known supply as stated previously, a full review of permissions / completions has not been undertaken at April 2022)

\* Stanton Regeneration 1.2m sqft

- 2.7 Based on historic take up / delivery, it seems reasonable to continue to include the Apleyhead Junction site in the Local Plan proposals given a preferred 15 year period of future local planning and plan making.
- 2.8 The 15 year period is considered appropriate given that the NPPF Para 22 says strategic policies should look ahead a minimum of 15 years, with Footnote 15 saying except for retail.

---

### **3. CONCLUSIONS**

- 3.1 This report provides a light touch update to the 2021 June A1 Logistics Market Assessment. It makes adjustments to the supply in the study area based on a limited number of known permissions – a full market update and supply review is not undertaken.
- 3.2 The additions of around 3m sqft are identified in the supply update. This increases the estimated supply to support 9 to 13 years of future need (based on either take up or deliveries) which compares to 8 and 11 years in the June 2021. This includes the Apleyhead Junction site in Bassetlaw, without which the supply falls to 7.6/11 years.
- 3.3 In Icen's view the inclusion of the Apleyhead Junction site in the Bassetlaw Local Plan remains appropriate in meeting the wider Property Market Area / sub regional logistics need in the context of planning ahead for at least 15 years and in the context of the very strong demand that continues to be experienced in the logistics market.

