

Newlink Business Park Extension proposals

Tritax, with partner Simons Developments, have exciting plans to deliver a £30m extension to Newlink Business Park on land off the A17 at Newark. Newlink Business Park is currently home to the Currys PC World National Distribution Centre, also known locally as Team Knowhow, and the proposals offer the potential to either expand that facility or secure new investment through the construction of a new logistics and distribution centre.

Before a planning application is submitted to Newark & Sherwood District Council, we would like to know what you think about the plans. However, given the current coronavirus situation, please, in the first instance, visit our consultation website www.newlinkbizparkextension.com to view the plans and leave feedback. Alternatively, you can email your comments to jake.cunliffe@fieldsendassociates.com or, if you can still safely access a post box, use the Freepost feedback card provided.

 TRITAX



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www.newlinkbizparkextension.com

The proposals

Newlink Business Park currently comprises two buildings, operated by Currys PC World and measuring 726,000 sq ft and 725,799 sq ft respectively. The proposed new logistics and distribution centre will be around a quarter the size of the combined existing buildings at 395,427 sq ft.

More than 500 new jobs

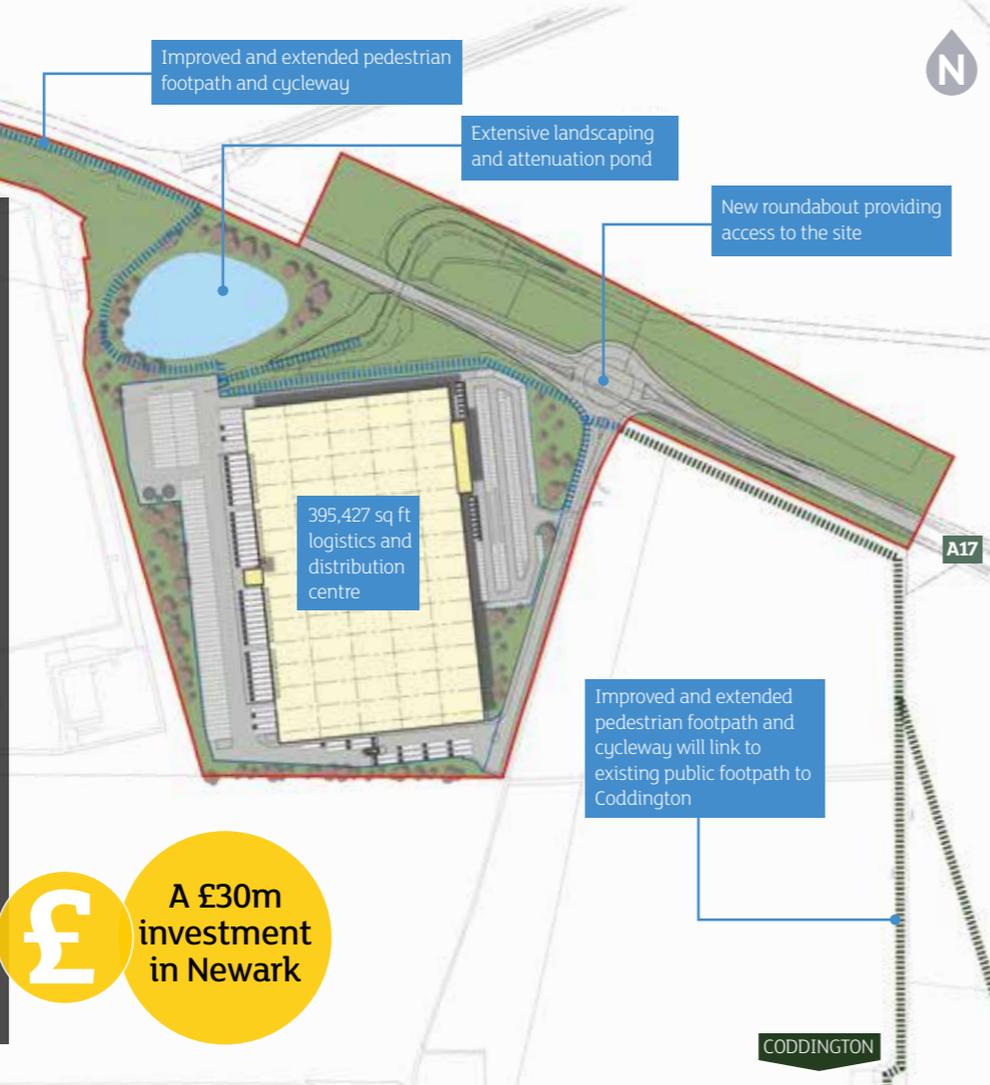
Modern logistics and distribution centres require a range of skilled, semi-skilled and specialist jobs in order to function and be maintained.

Putting Newark on the map

This £30m investment will help to secure the next phase of Newark's growth and economic development as a major player in the logistics and distribution market.



A £30m investment in Newark



Design and landscaping

Creating a development that is sensitive to its surroundings is incredibly important. The proposed building will therefore incorporate a design that reflects the colour tones of the existing site, helping it to blend into what is already there. At low level, the building will feature deep greens, echoing existing landscaping features such as hedgerows and trees. This will continue up the building to lighter greens and finally white, echoing the sky.

Service areas will be screened by the proposed building and will be orientated towards the existing Currys PC World buildings nearby.

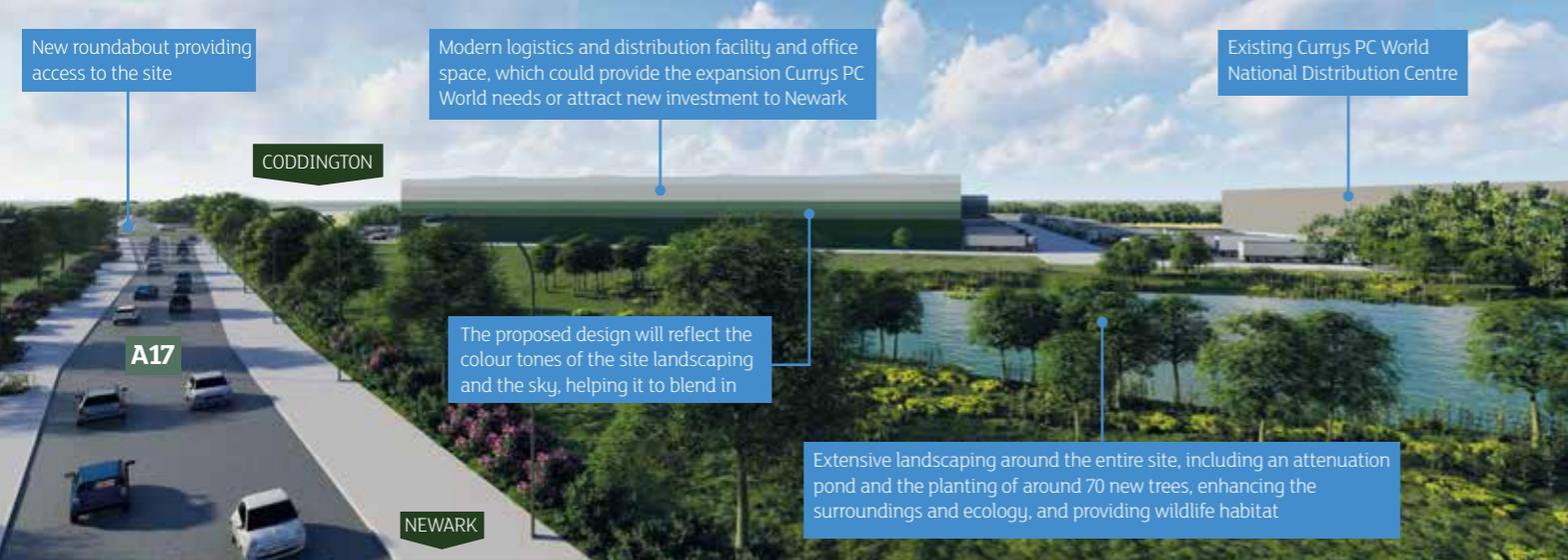
While the proposed building will, at 18m in height, be slightly taller than those already on the site, it will stand approximately one third of a mile away from the nearest residential property in Coddington. At that distance, the visual impact of the new building will be negligible. Coddington, overall, also benefits from a robust tree line to the north, which will provide a natural visual buffer when looking towards the site.

The development will benefit from enhanced landscaping, including the planting of around 70 new trees, to improve biodiversity, habitat creation and visual amenity. The attenuation pond, which will primarily be used as part of the site's drainage system, will feature a variety of wetland plants, which will contribute towards the site's ecology and habitat creation.

The pedestrian footpath and cycleway will be improved and extended through and around the site and then link up to the existing public footpath into Coddington. Part of the work to enhance the pedestrian footpath and cycleway will be to improve the route's visual merit through further tree and shrub planting. Thorough design and landscaping plans will be submitted as part of the planning application.

Enhanced landscaping, including the planting of around 70 new trees





Traffic

The development has been designed so that there will only be a negligible increase in traffic at junctions close to the site. The development will be served by a new roundabout on the A17, which will be constructed in accordance with highway design safety standards.

Due to the nature of shift patterns at warehouse developments like this, staff are unlikely to be travelling on local roads, and at the A1/A46 roundabout junctions, at peak times.

The impact of the development on local highways, and at these junctions, will therefore be negligible.

The existing pedestrian footpath and cycleway on the A17 will be extended to provide access to the site, allowing employees to walk and cycle to work. A green travel plan will also be implemented. This will include car sharing initiatives, along with other measures to encourage staff to use sustainable travel to and from work. A full Transport Assessment will be submitted with the Planning Application.

Sustainability

Sustainability will play a key role in the success of the development and the proposed building will incorporate a range of environmentally-friendly features, including:

- Photovoltaic panels, used to naturally generate electricity, on the warehouse roof
- LED motion-sensor lighting, internally and externally
- Electric Vehicle Charging Points in the car park
- Rainwater and greywater harvesting and recycling
- Energy-efficient rooflights
- Sustainable waste management
- On-site drainage system comprising an attenuation pond and swales.

Ensuring the development not only complies with, but exceeds, Building Regulations in terms of energy efficiency is also of the utmost importance. The developers are aiming to achieve a 'Very Good' rating from BREEAM, the world's leading sustainability assessment method for buildings.

About Tritax

Tritax own the existing building adjacent to the proposed site. With an approximately £4bn fund of purely logistics assets, and with holdings and developments throughout the UK, they have an established track record for delivering excellent investment returns through both income and capital growth.

Their objective is to be one of the most respected and successful property fund managers in the UK. They take an innovative and opportunistic approach to creating new commercial property investments, combining their in-house expertise with a wider network of trusted external specialists and joint venture partners.

They target only a few exceptional, high-quality opportunities at any one time - and the Newlink Business Park extension is just that.



About Simons

Simons are originally from Nottingham and Lincoln and has been creating development in the East Midlands for many years, including several in Newark. As developers, they aim to ensure their projects are well-received and enhance and strengthen an area. To do this, they aim to understand, engage and shape their developments to meet local needs and support the local environment.

Newark's role in logistics

The current big shift in retail to more online activity is resulting in the need for more industrial space, particularly logistics and distribution. With these proposals, Newark now has the chance to capture some of this. Tritax are the largest logistics owner in the country. They naturally wish to add to and strengthen their major investment holding in Newark and have engaged Simons, who they have known for many years, to help facilitate this.

Philip Hodgkinson
Simons Developments



What happens now

All feedback will be carefully considered and, where possible and appropriate, incorporated into our proposals. A planning application for the site will then be submitted to Newark & Sherwood District Council in the coming weeks.

Contact us

Given the current coronavirus situation, please, in the first instance, use our consultation website www.newlinkbizparkextension.com to leave feedback. Alternatively, you can email your comments to jake.cunliffe@fieldsendassociates.com or, if you can still safely access a post box, use the Freepost feedback card provided.

If you have any queries about the proposals, please feel free to contact us on 0800 024 6109 or jake.cunliffe@fieldsendassociates.com.

Feedback form

Please complete this feedback form and return it to the freepost address provided.

Title	Name
Address	
..... Postcode	
Email	Telephone

I am generally in favour of the Newlink Business Park extension proposals on land off the A17 in Newark.

- Agree
 Disagree
 Not sure

Comments

If you would like us to keep in touch, please tick this box

The information you provide will only be used by the development team for the purpose of this consultation exercise. Comments will be made available to the relevant planning authority; however, your personal details will not be placed on the public record. The data will be held securely by us in accordance with the General Data Protection Regulation (GDPR) and Data Protection Act (DPA) 2018.

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