



A Quod project sheet

DHL Manton Wood Sherlock Business Park

Role

Quod has acted as planning consultant for DHL – the world’s largest logistics company – since 2018, leading the delivery of over 100,000 sqm of employment, logistics and distribution floorspace (Use Class B1, B2 and B8) at their new regional hub at Manton Wood, near Worksop in Nottinghamshire.

Quod has successfully helped to optimise the site’s capacity for development through preparing, submitting and managing a range of applications, including full, reserved matters and non-material amendment applications. This has meant that DHL is able to deliver substantially more floorspace than the site’s outline permission (93,000 sqm) would have allowed. This has been achieved through positively engaging with the local planning authority – Bassetlaw District Council – and successfully conveying the benefits this approach would provide to the local area.

We coordinated a multi-disciplinary team to prepare the planning applications to ensure that key issues were robustly addressed and that an optimal permission would be secured for the client. Key issues were the development’s impact on the local highway network, the visual impact of the development and the site’s proximity to the Grade I Listed Clumber Park, which required a consideration of the development’s heritage impacts. On the latter issue, we successfully argued that the development would cause no heritage impacts to the nearby assets in the face of opposition from stakeholders and consultees.

The applications were all managed effectively and in a timely manner, avoiding the need for pre-commencement conditions and allowing DHL to commence with construction works in line with their

Description

Logistics and warehousing park

Client

DHL

Planning Authority

Bassetlaw District 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 ✓



programme.

When complete, the site will provide a new regional hub with three bespoke units, all designed to meet the industry's evolving demands and DHL's high-quality specifications, and providing socio-economic benefits to the local area.